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JULY 27, 2020

Janine De Leon, Administrator  
Bedminster Township Land Use Board  
One Miller Lane  
Bedminster, NJ 07921

**Re: LUB# 19-011 (BOA), Rylocait, Inc, Block 34, Lots 1,3 & 4**

Dear Ms. De Leon:

Please find attached the updated architectural plan set for the above-referenced application.

As you will see, Mr. Booth has modified the architectural plan such that the ridge peak on the “addition” component of the main building has been lowered to 24” (from approximately 27”), to be closer in scale to that of the existing conditions of the current building to which the addition will be attached. In addition to being closer in scale and scope to the ridge peak of the existing part of that building, the lower ridge peak makes adding a future second floor above grade to the “addition” component of the building. Additionally, the other modification to his plan is to show that the total space within the building, as would be renovated if the Board grants the requested variance relief, can be divided into as many as three separate spaces with as many as three separate tenancies, as may be required to fully tenant the building. The purpose is to create as much flexibility as possible, so that a single tenant may take all three sections, only two or as few as one of the sections marked A, B and C, respectfully.

**Mountain Colony Professional Services**  
Professional Corporation



## Mountain Colony Professional Services

As we have presented, the applicant's goal is to take what exists, and get rid of the problematic, obsolete components of the current conditions, and use and improve what still work to create as attractive an overall facility as is possible given the facts and circumstances, in order to most effectively and efficiently respond to the changing market conditions in Bedminster Village.

It should be noted that the floorplan has not changed from Mr. Booth's prior plan to this one, so there is no additional area (square footage) shown on this plan, and with the lower roofline, the volume is reduced.

If you would circulate the revised plan to your Board members and the consulting professionals in anticipation of the August 6<sup>th</sup> meeting, it will be much appreciated.

Thank you for your time and anticipated cooperation.

Respectfully,

*Brian Fahey*

cc. Rylocaite, Inc.  
Paul Fox, P.E.  
Jonathon Booth, AIA  
John Peel, P.P.