



COUNTY OF SOMERSET PLANNING BOARD



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for Planning

Cynthia Mellusi
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November 25, 2019

Carol Gutschall, Chairman
Bedminster Township Land Use Board
Municipal Building
One Miller Lane
Bedminster, New Jersey 07921

**RE: RYLOCAIT/BLOCK 34, 1-4
BM 251:000-19S**

Dear Ms. Gutschall:

This Office and the Office of the County Engineer have reviewed the above reference plans to enlarge an existing building (on existing lot 2) in the amount of 429 square feet, and demolish two other structures (on existing lots 3 and 4). A lot consolidation is also proposed to eliminate existing lots 3 and 4. The 1.02 acre site is located on U.S. Highway 202 (Main Street). There is less than one acre of impervious coverage proposed. The site is located with the Bedminster Village Historic District which is eligible for the National Register of Historic Places. The reviewed information consists of plans entitled "Preliminary and Final Site Plan, Rylocait Inc." dated September 6, 2019. Apgar Associates. prepared the plans.

Since this project does not adversely impact any county road or drainage facilities the County Planning Board approve the project.

Filed Map Requirements

Should the Township require a final plat to be filed with the County Clerk, the following items must be addressed.

1. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
2. Two paper copies of the final plat shall be provided to this office when it is presented for signature.
3. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

Historic Preservation

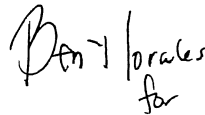
As mentioned above this project is located in the Bedminster Village Historic District, which is eligible for the National Register of Historic Places and is designated as a historic district in the *Bedminster Township Master Plan*. The structure to be demolished on existing lot 3 is noted as a contributing structure in the Historic District in the *Historic/Architectural Survey of Bedminster Village*. The structure was originally constructed as a barn circa 1900 and was converted to a residence. It served as a post office from 1931 to 1956. The structure to be demolished on existing lot 4 is also noted as a contributed structure and was constructed circa 1890. It served as the town hall in the early 20th century and was also at one point a butcher shop. Any new construction should be compatible with the historic nature of the area. This project should be submitted to the Township Historic Preservation Commission for their review and comment.

This report reflects comments from the County Planning Board and the Office of the County Engineer (908) 231-7024. If you should have any questions, please contact the appropriate individual listed below.

Sincerely,



Thomas R. D'Amico, AICP/PP
Supervising Planner



Kelly L. Mager
Engineer, Land Development Section

cc: Bedminster Township Engineer
Rylocait, Inc., 23118 Fenby Ln., Swan Lake, MT 59911
Paul Fox, P.E., Apgar Associates, P.O. Box 310, Far Hills, NJ 07831
Brian Fahey, Jr., Esq., P.O. Box 555, Far Hills, NJ 07931