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January 23, 2020

**Via Hand Delivery**

Janine DeLeon  
Bedminster Township Land Use Board  
One Miller Lane  
Bedminster, NJ 07921

**Re: 1120 Lamington Rd. LLC and 1310 Lamington Road LLC  
Preliminary and Final Subdivision, and Amended Subdivision  
Application**

Dear Ms. DeLeon:

We represent the Applicants in the above-referenced matter. In that regard enclosed please find the application, plans, checklist, along with the appropriate checks.

The Application for Bedminster Farms is based upon three (3) distinct parcels: 1) Block 39, Lot 15, 1120 Lamington Road Parcel (22.38 Acres); (2) Block 39, Lot 12, Elizabeth Lane Parcel (68.52 Acres); 3) Block 39, Lot 21, 1310 Lamington Road Parcel (23.13 Acres). Each parcel has its own unique characteristics and together will create nine (9) single-family residential homes sites, each with a minimum of 10-acres of land.

In October 2017, the Bedminster Township Land Use Board approved a two (2) lot subdivision on the 1120 Lamington Road parcel. The existing house in close proximity to the road would be removed and a 400-foot enhanced setback for a new house was proposed by the applicant. The access to the rear flag lot was via a proposed a stream crossing over the Hoopstick Brook. The applicant for Bedminster Farms chose instead to avoid the disturbance of the stream corridor, wetlands, and riparian buffers and provide a driveway access to the rear lot via a new private road through the Elizabeth Lane parcel.

The Elizabeth Lane parcel is a 68.52-acre property that is land-locked. Bedminster Farms proposes to create five (5) new single-family lots with access via a new private road from Lamington Road through the 1310 Lamington Road parcel. Each of the new lots will be in

excess of 10-acres and will comply with the Bedminster Township R-10 zone bulk zone requirements including lot circles and lot area.

The 1310 Lamington Road parcel is a 23.13-acre estate lot with an existing single-family house, guest cottage, and stable barn. The existing 1500-foot long driveway will serve as the initial private road to Bedminster Farms. The private road will be expanded to meet applicable requirements and will be extended beyond the existing development to the Elizabeth Lane parcel. The 1310 Lamington Road parcel is proposed to be subdivided into two (2) lots each with a minimum of 10-acres.

Bedminster Farms will create a private road with a total of eight (8) single-family lots. The project is similar to the McMurtry Farm application on Pottersville Road approved by the Land Use Board in the mid-1990s. The creation of the new home sites will be well off Lamington Road and consistent with the vision outlined in the latest Bedminster Township Land Use Master Plan.

Kindly advise when this matter will be on the Board's agenda. Please contact me if you have any questions or require anything further. Thank you.

Very truly yours,



Michael B. Lavery

MBL/jh

cc: 1120 Lamington Rd. LLC  
1310 Lamington Road LLC  
Gladstone Design, Inc.