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November 27, 2019

Janine De Leon, Secretary  
Bedminster Township Land Use Board  
1 Miller Lane  
Bedminster, New Jersey 07921

Re: Rylocait Preliminary and Final Major Site Plan/Variance Application  
Completeness Review  
Block 34, Lots 1, 2, 3 and 4  
280-312 Main Street  
Our Project No. 19BD213

Dear Janine:

The above referenced application requests preliminary and final major site plan and variance approval for the redevelopment of the properties at 280, 300, 308 and 312 Main Street. The following documents have been submitted in support of the application:

1. Zoning Board Application, dated October 28, 2019 prepared by Brian Fahey, Esq.
2. Cover letter and project description, dated October 28, 2019, prepared by Paul D. Fox, PE.
3. Checklist dated October 11, 2019, prepared by Paul Fox, PE.
4. Certificate of Paid Taxes, dated October 30, 2019.
5. Environmental Review Scoping Checklist, dated October 11, 2019, prepared by Brian Fahey, Esq.
6. Historic Preservation Commission Certificate of Appropriateness, dated March 21, 2019.
7. Somerset County Planning Board Application, dated October 11, 2019.
8. Somerset-Union Soil Conservation District Application, dated October 11, 2019.
9. Site Plans, consisting of 12 sheets dated July 24, 2019, prepared by Paul Fox, PE.
10. Architectural Plans, consisting of three sheets dated March 13, 2019, prepared by Jonathon E. Booth, Architect.
11. Survey, dated March 27, 2019, prepared by Wayne F. Holman, PLS.

A review of these documents results in the following comments relative to the completeness of the application:

1. Based on a review of the tax records, it appears that two of the lots that are the subject application may have been merged. This needs to be investigated by the applicant and may require a subdivision application.

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2. Checklist Item 3 – Certificate of Ownership – A stockholders' ownership disclosure needs to be provided for the applicant.
3. Checklist Item 6 – The checklist indicates a digital plan has been submitted, however none was provided.
4. Checklist Item 8 - Certification of improvements - Since the site work has not been completed prior to the approval, this office has no objection to a waiver.
5. Checklist Item 14 – Protective covenants and deed restrictions – Any existing cross access or drainage easements should be submitted.
6. Checklist Item 56 - Road data – Since no improvements are proposed to Main Street, this office has no objection to a waiver.

Based on the above, the application is incomplete.

Very truly yours,



Paul W. Ferriero, PE, CME  
Township Engineer

cc: Board Members  
Thomas Collins, Esq.  
Frank Banisch, PP/AICP  
Paul Fox, PE