

# COUNTY OF SOMERSET PLANNING BOARD



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Deputy County Counsel  
for Planning

Cynthia Mellusi  
Office Manager

April 15, 2020

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

**RE: BEDMINSTER FARMS/BLOCK 39, LOTS 12, 15, 21  
BM 187:000-20**

Dear Ms. Gutschall:

This Office and the Office of the County Engineer have reviewed the above reference plans for a seven lot residential subdivision. The 114 acre site is located on Lamington Road (County Route 523). The reviewed information consists of a plan entitled "Bedminster Farms, Block 39; Lots 12, 15 & 21" dated January 15, 2020. Gladstone Design prepared the plan.

The County Planning Board deems this application incomplete until the requirements outlined below have been satisfactorily addressed.

### **Lamington Road (CR623) Moratorium Requirements**

Lamington Road was recently reconstructed and is under moratorium until 2020. While the County prefers to limit construction within newly paved or reconstructed roadways, it understands that there may be instances where complete enforcement of the moratorium is not practical for the good of development along its roadways. As such, the County will allow construction within the roadway and right-of-way as long as the roadway is restored to pre-construction conditions. Any disturbance of the roadway will require restoration limits to be established. Once the limits of the access points are finalized on the plan, restoration will be set forth.

### **Frontage Requirements**

As per Chapter 5, Section IV presented in the County's *Land Development Review Resolution*, a cash contribution may be accepted in lieu of the developer installing the required frontage improvements. However, after a review of this section of Lamington Road and its designation as a scenic corridor in the *Somerset County Scenic Corridor and Roadway Study*, the County is committed to preserve the existing character of the area.

- 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*

It should be noted that the aforesaid is a unique factual situation which amply justifies the waiving of the normally required frontage improvements or cash contribution in lieu of construction.

### **Access and Frontage Requirements**

A new driveway access point is shown on Lamington Road for proposed Lot 15 within the flagstaff of proposed Lot 15.01. As stated in the County's *Land Development Review Resolution Chapter 4, Section II, A 1. Residential Driveway*, "unless a driveway is a shared driveway with an adjoining lot, all driveways shall be located a minimum of 15 feet from property lines." The driveway shall be relocated to meet County standards.

It is unclear from the plan what is proposed for the existing house, walls, fencing, and access point on Lot 15. The plan shall be clearly show what is proposed at this location.

The plan shows new proposed Road "A" along Lamington Road for the access of proposed Lots 12, 12.06, 12.07, 12.08, 12.09, 15.01, 21, and 21.04. As presented in the County's *Land Development Review Resolution, Chapter 4, Section II, A. Access Requirements*, "Intersections that involve public or private roadways and County roadways shall be designed to meet the standards for intersection design as presented in the *Public Works Handbook*." The plan is to be revised to show the proposed Road "A" in accordance with County standards.

The plan shows a bridge crossing the Hoopstick Brook on proposed Lot 15.01. It is to be noted that Somerset County takes no ownership or maintenance responsibility for this structure.

Once revised plans have been received, additional requirements may be set forth.

### **Recycling**

The developer is to make a cash contribution in the amount of **\$90** (\$10.00 per new lot) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule.

### **Clear Sight Requirements**

The lines of sight from the proposed access drive and proposed Road "A" shall be shown on the plan in accordance with the criteria presented in the County's *Public Works Handbook*. The plan shall identify all sight obstructions and note that all sight obstructions shall be cleared.

### **Right-of-Way Requirements**

The plan currently shows a proposed right-of-way dedication of 33 feet from centerline, which is consistent with the County Master Plan since Lamington Road (CR 523) is classified as a Minor Arterial in the County Master Plan. Monuments are to be set at the new right-of-way line. The right-of-way dedication shall be recorded separately by deed in the County Clerk's Office as well as being shown on the Filed Map. A metes and bounds description of the dedication that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance to the Office of the County Engineer. The metes and bounds description must describe the dedicated area to the centerline of the County road. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the right-of-way to Somerset County. The original copy of the executed deed shall be returned to this office for filing with the County Clerk. All executed deeds shall be submitted with the applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at [www.state.nj.us/treasury/taxation](http://www.state.nj.us/treasury/taxation).

### **Stormwater Management Requirements**

Since the onsite stormwater detention facilities discharge to onsite wetlands it is requested that the Township handle the review, bonding and inspection for the stormwater facilities for this application.

### **Performance Guarantee and Inspection Fee**

The applicant's engineer shall submit a cost estimate for all work to be performed within the County right-of-way. The estimate must reflect the County's unit price list. The performance guarantee and inspection fee will be calculated from the estimate.

### **Filed Map Requirements**

1. The bearing system for the final plat shall be based upon the New Jersey Plane Coordinate System. **Please note, it is required that every bearing on the Final Plat must be based on the New Jersey Plane Coordinate System. No rotation angles will be accepted.**
2. In accordance with the criteria in the County's *Land Development Review Resolution*, a minimum of two Global Positioning System (GPS) control monuments are to be set per sheet of the filed map for all major subdivisions. The County is currently developing a countywide geodetic network of GPS monuments. Therefore, it has been determined that a cash contribution is to be submitted in lieu of monument

installation. The amount of the contribution will be based on **\$3,500** per sheet to be recorded as part of the Filed Map. The actual amount of this obligation will be calculated when the paper copy of the Filed Map is submitted for review. A certified check will be required prior to the County's signature on the Final Map.

3. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
4. Two paper copies of the final plat shall be provided to this office when it is presented for signature.
5. 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.
6. The filed map shall contain the following County Planning Board signature line with the municipal signatures:

This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

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Thomas R. D'Amico, Somerset County Planning Board

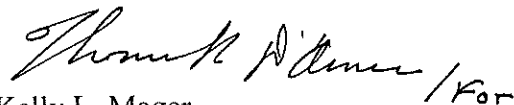
Date

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  
1120 Lamington Road LLC and 1310, Lamington Road LLC,  
222 Ridgedale Ave., 2<sup>nd</sup> Floor, Cedar Knolls, NJ 07927  
Ronald Kennedy, P.E. Gladstone Design, P.O. Box 400, Gladstone, NJ 07934  
Michael Lavery, Esq., Lavery, Selvaggi, Abromitis & Cohen, 1001 Route 517, Hackettstown, NJ 07840