

**TOWNSHIP OF BEDMINSTER  
RESOLUTION NO. 2020-089**

**APPROVAL OF DEVELOPMENT AGREEMENT WITH ELITE PROPERTIES AT  
BEDMINSTER, LLC (“DEVELOPER”)**

**WHEREAS**, the Developer is currently the owner of the property designated on the Tax Map of the Township of Bedminster as Block 27, Lot 18 (the “Property”), which property has received approval of “d” variances, “c” variances, preliminary plat of a major site plan approvals and related site plan exceptions (the “Approvals”) from the Bedminster Township Land Board (the “LUB”), approved on March 12, 2020 and memorialized by Resolution No. 2020-008 of the LUB on May 7, 2020 (the “Resolution”), which is attached hereto and incorporated herein by reference. The bondable improvement shall be guaranteed to the County of Somerset (if such a guarantee is requested and required by the County of Somerset); and

**WHEREAS**, bondable improvements, if any, will fall within the jurisdiction of the County Planning Board since the residential development (the “Development”) approved by Resolution 2020-008 lies along Lamington Road, a County road; and

**WHEREAS**, the Developer will provide to the Township a safety and stabilization guarantee (the “Safety and Stabilization Guarantee”) in accordance with Section 53(d) of the Municipal Land Use Law (the “MLUL”) for privately-owned perimeter buffer landscaping and for the purpose of returning that portion of the Property that has been disturbed to a safe and stable condition (as well as for any other reasons detailed in said Section 53(d) of the MLUL); and

**WHEREAS**, the Land Use Board has granted approval of the preliminary and final site plans prepared by Joseph Jaworski, PE of Dynamic Engineering Consultants, PC, dated June 13, 2019, and bearing the last revision date of July 17, 2020 (the “Preliminary and Final Site Plans”); and

**WHEREAS**, the Developer has executed a Development Agreement on file with the Township Clerk; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Township Clerk are authorized to execute the Development Agreement.

ATTEST:

BEDMINSTER TOWNSHIP  
COMMITTEE:

By: \_\_\_\_\_  
Judith Sullivan, Township Clerk  
Township of Bedminster

By: \_\_\_\_\_  
Lawrence F. Jacobs, Mayor

**CERTIFICATION**

I, Judith A. Sullivan, Township Clerk of Bedminster, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee at a Regular Meeting held on October 5, 2020.

\_\_\_\_\_  
Judith Sullivan, Township Clerk

Introduced	Seconded	Township Committee	Aye	Nay	Abstain	Absent
		<b>Lawrence F. Jacobs, Mayor</b>				
		<b>Douglas A. Stevinson</b>				
		<b>R. Colin Hickey</b>				
		<b>Renee Mareski</b>				
		<b>Gina Lisa-Fernandez</b>				