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June 8, 2023

VIA HAND DELIVERY

Ms. Janine DeLeon, Administrator
Bedminster Township Land Use Board
1 Miller Lane
Bedminster, NJ 07921

Re: 2475 Lamington Rd Bedminster, LLC/Variance Application
Block 27, Lots 21 and 22, Bedminster Township, New Jersey

Dear Ms. DeLeon:

On behalf of my client, 2475 Lamington Rd Bedminster, LLC, I am pleased to submit an application to the Bedminster Township Land Use Board for use variance approval pertaining to the above-referenced property. In connection with that application, I am enclosing five (5) collated sets of the following items:

1. Completed Land Use Development Application forms with a Rider thereto;
2. Completed Application Checklist;
3. Architectural plans, prepared by Joseph M. Marchese, Architect, last revised 6/5/23, consisting of 2 sheets; and
4. Architectural renderings, consisting of 2 sheets.

In addition, I am enclosing two (2) checks payable to the Township of Bedminster, the first in the amount of \$275.00 representing the required application fee, and the second in the amount of \$2,500.00 representing the required escrow deposit. As required, I am enclosing a calculation of those application and escrow fees.

If you have any questions or require any additional information or documentation in connection with this application, please do not hesitate to contact me. We look forward to appearing before the Land Use Board in connection with this application.

Very truly yours,

Michael Osterman, Esq.

cc: Mr. Richard Van Orden (with enclosures)
Mr. Peter Steck, P.P. (with enclosures)
Mr. Joseph M. Marchese, Architect (with enclosures)

**2475 LAMINGTON RD BEDMINSTER, LLC
BEDMINSTER LAND USE BOARD
VARIANCE APPLICATION**

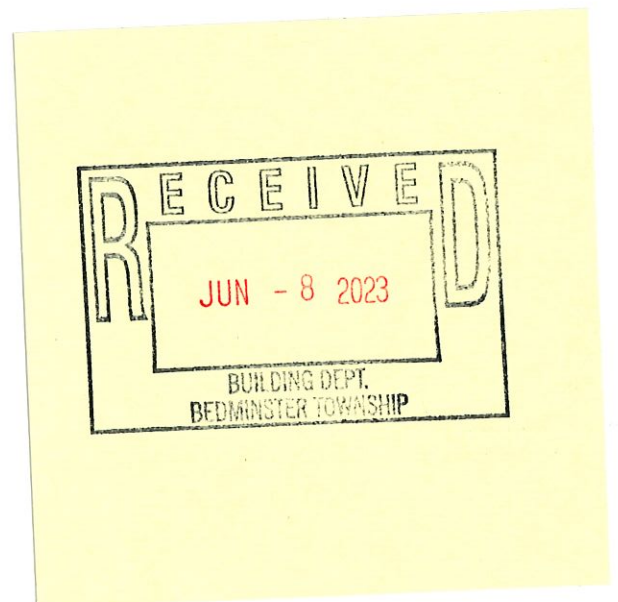
Calculation of Application Fee and Escrow Deposit

I. Application Fee:

Use Variance	<u>\$275.00</u>
Total Application Fee	\$275.00

II. Escrow Deposit:

Use Variance	<u>\$2,500.00</u>
Total Escrow Deposit	\$2,500.00





Bedminster Township Land Use Board
 One Miller Lane, Bedminster NJ 07921
 908 212-7000 ext. 427
 email: jdeleon@bedminster.us
www.bedminster.us

LAND USE DEVELOPMENT APPLICATION

FOR OFFICE USE ONLY

Date Submitted	Application No.	Type BOA PB	App Fee Check #	Escrow Fee Check #
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1. APPLICANT/DEVELOPER **2. OWNER**

Name: <u>2475 Lamington Rd Bedminster, LLC</u> Address: <u>1610 U.S. Hwy 202</u> City: <u>Bedminster</u> State: <u>NJ</u> Zip: <u>07921</u> Phone: (973) <u>417-2436</u> Fax: () _____ Email: <u>rich.vanorden@gmail.com</u> Interest in Property: <u>owner</u>	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: () _____ Fax: () _____ Email: _____ <i>Complete this section if applicant is not owner.</i>
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3. TYPE OF APPLICATION (check all that apply)

<input type="checkbox"/> "a" Variance (Appeal) <input type="checkbox"/> "b" Variance (Interpretation) <input type="checkbox"/> "c" Variance (Bulk) <input checked="" type="checkbox"/> "d" Variance (Use) <input type="checkbox"/> Build on Lot Not Fronting on Street <input type="checkbox"/> Certificate of Nonconformity <input type="checkbox"/> Subdivision, Minor <input type="checkbox"/> Subdivision, Major Preliminary <input type="checkbox"/> Subdivision, Major Final	<input type="checkbox"/> Site Plan, Minor <input type="checkbox"/> Site Plan, Waiver <input type="checkbox"/> Site Plan, Major Preliminary (Nonres or Res) <input type="checkbox"/> Site Plan, Major Final (Nonres or Res) <input type="checkbox"/> Subdiv. or Site Plan, Informal Review <input type="checkbox"/> Subdiv. or Site Plan, Extension of Approval <input type="checkbox"/> Subdiv. or Site Plan, Amend. of Approved Plan <input type="checkbox"/> Other: _____
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4. APPLICANT'S ATTORNEY **5. APPLICANT'S ENGINEER**

Name: <u>Michael Osterman, Esq.</u> Address: <u>Osterman Law, LLC</u> <u>181 West High Street</u> City: <u>Somerville</u> State: <u>NJ</u> Zip: <u>08876</u> Phone: (908) <u>402-2600</u> Fax: () _____ Email: <u>michael@ostermanesq.com</u>	Name: <u>Paul Fox, P.E.</u> Address: <u>Apgar Associates</u> <u>13 Demun Place</u> City: <u>Far Hills</u> State: <u>NJ</u> Zip: <u>07931</u> Phone: (908) <u>234-0416</u> Fax: () _____ Email: <u>pfox@apgarassociates.com</u>
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6. APPLICANT'S OTHER PROFESSIONALS (Architect, Planner, Surveyor, etc.)

Name: Peter G. Steck
Address: 80 Maplewood Ave

City: Maplewood State: NJ Zip: 07040
Phone: (973) 762-6568 Fax: ()
Email: steckplan@gmail.com

Name: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 2475 Lamington Rd. Block(s): 27
Zone: VN Lot(s): 21 and 22
Type of Road Frontage: County Road (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: Single-family residential (2nd floor) plus vacant formerly commercial space (1st floor)

Proposed Land Use: Two-family dwelling

of Existing Lots: 2 # of Proposed Lots: 2

Existing Form of Ownership: Fee Simple Rental Condominium Cooperative

Existing Deed Restrictions or Easements: No Yes (attach copies)

Proposed Deed Restrictions or Easements: No Yes (attach copies)

10. UTILITIES (check all that apply)

Existing: Public Water Private Well Public Sewer Private Septic System
 Natural Gas Electric Propane
Proposed: Public Water Private Well Public Sewer Private Septic System
 Natural Gas Electric Propane

11. ZONING SCHEDULE (complete all that apply)				Required	Existing	Proposed
Minimum Lot Requirements						
Area	1/4 acre	0.5144 ac	same			
Width	90'	140.61'	same			
Depth	120'	134.78'	same			
Principal Buildings & Structures						
1 Side Yard	10'	42-72'/59.20'	same			
2 Side Yards	20'	101.92'	same			
Front Yard	15'	14.74'	same			
Rear Yard	30'	83.27'	same			
Accessory Building & Structures						
Side Yard	10'	43.21'	same			
Rear Yard	10'	61.54'	same			

	Required	Existing	Proposed
Maximum Building & Structure Height			
Principle	35'		
Accessory	35'		
Maximum Lot & Building Coverages			
Lot	45%		
Building	20%		

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: 3 # of Parking Spaces Provided: 9

of Loading Space Required: 0 # of Loading Spaces Provided: 0

13. OTHER APPROVALS REQUIRED

N.J. Dept. of Transportation No Yes

Somerset County Planning Board No Yes

Somerset County Soil Conservation District No Yes

Bedminster Township Historic Preservation Commission No Yes

NJDED Extension No Yes

NJDED Flood Hazard Area No Yes

NJDEP Wetlands No Yes

Other: _____ No Yes

Other: _____ No Yes

14. APPLICATION SUBMISSION MATERIALS (use additional sheets if necessary)

List all plans, reports, photos, etc. _____

15. PREVIOUS OR PENDING APPLICATIONS (use additional sheets if necessary)

List all previous or pending applications for this parcel. If current application is for the Amendment of a previously approved Subdivision or Site Plan, furnish a copy of the previously approved plan and describe the proposed amendments. 2019 application for site plan and variance approval for a proposed bakery with paved parking lot, which application was _____

approved by the Land Use Board on 9/5/2019.

16. RELIEF REQUESTED (use additional sheets if necessary)

List arguments for Variances, Waivers of Development Standards and/or Submission Requirements.

Arguments and proofs for the requested use variance will be presented at the public hearing on this application.

17. EXPERT WITNESSES FOR APPLICANT

Name: Peter G. Steck, PP Type of Testimony: Land Use Planning

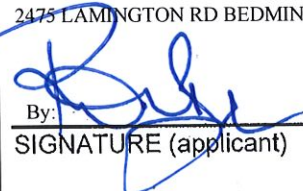

Name: _____ Type of Testimony: _____

Name: _____ Type of Testimony: _____

Name: _____ Type of Testimony: _____

18. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant or a General Partner of the Partnership applicant and am authorized to sign the application for the Corporation or Partnership.

SWORN & SUBSCRIBED before me this		2475 LAMINGTON RD BEDMINSTER, LLC	
<u>7th</u> day of <u>June</u> , 20 <u>23</u>		<u>6-7-2023</u>	
	SIGNATURE (applicant)	DATE	
NOTARY	Richard Van Orden, Member		
	PRINT NAME		
MICHAEL OSTERMAN ATTORNEY AT LAW STATE OF NEW JERSEY			

19. CONSENT OF OWNER

NOTE: If the property is owned by a corporation or an LLC this "consent of owner" must be signed by a corporate officer or managing member and a resolution must be attached authorizing that corporate officer/managing member to sign on behalf of the entity.

I certify that I am the Owner of the property which is the subject of this application. I hereby consent to the filing of this application and to the approval of the plans submitted therewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the board and its professional staff.

I am aware that Bedminster Township will incur costs for professional review fees in the course of hearing and deciding this application. I am aware that the applicant has signed an escrow agreement that requires said applicant to be responsible to pay Bedminster Township for the costs incurred. By consenting to the filing of this application I agree that, in the event the applicant fails to pay all of those costs, I will be responsible to pay, and I will pay, any balance of those costs owed by the applicant to Bedminster Township. I further understand that if I fail to pay the amount owed Bedminster Township may seek and win a judgment against me for the amount owed plus counsel fees and costs and that that judgment may become a lien against my property.

SWORN & SUBSCRIBED before me this

7th day of June, 2023

[Signature]

NOTARY **MICHAEL OSTERMAN**
ATTORNEY AT LAW

2475 LAMINGTON RD BEDMINSTER, LLC

By: *[Signature]*
SIGNATURE (owner)

6-7-2023

DATE

Richard Van Orden, Member

PRINT NAME

20. DISCLOSURE STATEMENT

If applicant is a corporation, partnership or LLC

An Ownership Disclosure Statement must be completed.

2475 LAMINGTON RD BEDMINSTER, LLC

By: *[Signature]*
SIGNATURE (applicant)

6-7-2023

DATE

Richard Van Orden, Member

21. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application which is dated _____ shows and discloses the premises in its entirety, described as Block 27 Lot s 21 & 22 ; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED before me this

7th day of June, 2023

[Signature]

NOTARY **MICHAEL OSTERMAN**
ATTORNEY AT LAW
STATE OF NEW JERSEY

2475 LAMINGTON RD BEDMINSTER, LLC

By: *[Signature]*
SIGNATURE (applicant/owner)

6-7-2023

DATE

Richard Van Orden, Member

PRINT NAME

**2475 LAMINGTON RD BEDMINSTER, LLC
BEDMINSTER TOWNSHIP LAND USE BOARD**

RIDER TO APPLICATION

2475 Lamington Rd Bedminster, LLC (the "Applicant") is the owner of certain property identified as Block 24, Lots 21 & 22 on the official tax maps of Bedminster Twp., New Jersey (the "Property"). The Property is located in the Village Neighborhood (VN) zoning district. There is an existing two-story frame building located on the Property (the "Building"). The Applicant is seeking a use variance to allow the Building to be used as a two-family dwelling. Currently, the second floor of the Building is being used as a single-family dwelling, and the first floor of the Building is vacant. If this application is approved, the Applicant intends to use the first floor of the Building as a separate residential dwelling unit.



Bedminster Township Joint Land Use Board
One Miller Lane, Bedminster NJ 07921
908 212-7000 ext. 427 www.bedminster.us

SITE INSPECTION FORM

RE: Lots 21 & 22 Block 27

Richard Van Orden, Managing Member of
I, 2475 Lamington Rd Bedminster, LLC, the undersigned property owner, do hereby authorize
Bedminster Township Officials to inspect the property owned by me at 2475 Lamington Rd,
Bedminster, NJ in connection with my application to the Land Use
Board for this property.

Date: 6-7-2023

Phone#: (973) 417-2436

2475 LAMINGTON RD BEDMINSTER, LLC

By: 

Property Owner or Authorized Agent

Richard Van Orden, Member

TOWNSHIP OF BEDMINSTER APPLICATION CHECKLIST

SEE LAND DEVELOPMENT ORDINANCE ARTICLE 13-800

rev. 2.13.08

ITEM NUMBER	MINOR		MAJOR		VARIANCE			ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	DRAWING (D) OR OTHER (O)	BOARD (B) OR STAFF (S) (see note 1)	
	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:56D-70	(a) & (b)	(c)							(d)
Administrative Requirements														
1								Application Form	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	B	
2								Filing and escrow fees with calculation	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
3								Certification of ownership or authorization to file application.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	B	
4								Issuance or written denial of Certificate of Appropriateness from Historical Preservation Commission (see Section 13-806.7).	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	B	
5								The design engineer shall complete a certification that the plans are in compliance with the Residential Site Improvement Standards, or provide a list of exceptions proposed.	<input type="checkbox"/> COMPLIES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> WAIVER			D	B	
6								Digital plan pursuant to subsections 13-804.2ii and 13-805.2 showing all existing and proposed lot lines, rights of way and easements. Site plan submission shall also include the prop-buildings and surface improvements (public or private).	<input type="checkbox"/> COMPLIES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
7								Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
8								Certification in writing from the applicant to the Board that the applicant has either installed all improvements or posted a performance guarantee as per the Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
9								Regional Significance Certification from the Township Engineer, together with proof of service of the application pursuant to subsections 13-804.2hh & 13-805.2f	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
10								Certificate from the Township Tax Collector that all taxes and assessments are paid to date.	<input type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
11								Written receipt from the County Planning Board, verifying that the County has received the application and fees. This shall be required for a complete application.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			O	S	
12								Existing and Proposed Watercourses: When a stream is proposed for alteration, improvement or relocation, or when a drainage structure or fill is proposed over, under in or along a running stream, a review report or status of review by the NJDEP shall accompany the application.	<input type="checkbox"/> COMPLIES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> WAIVER			D	B	
13								If approval of conditional use is sought under Section 13-601 and subsections 13-522.6 and 13-522.8 of the Land Development Ordinances of the Township of Bedminster, the applicant shall provide proofs sufficient to demonstrate that all conditions will be met.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			D	B	

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	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70						
14	•	•	•	•	•	•	•	A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plan.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	B	
15	•	•			•	•	•	Deed descriptions, including metes and bounds, for all easements, covenants, restrictions and roadway and sight triangle dedications (existing and proposed)	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	S	
16	•	•	•				•	For any airport development, expansion or construction, the current and complete Airport Master Plan, as approved by the appropriate Federal, State, or other agency having jurisdiction over the airport, to the extent required.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	S	
17	•	•	•				•	For each lot not served by sanitary sewer, approval by the Township Board of Health of percolation tests observed by the Township Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. Soil logs and permeability test results shall be signed by licensed PE.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	S	
Plan Requirements													
18	•	•	•	•	•	•	•	Plans signed and sealed by a NJ Professional Engineer and folded into eighths with title block revealed.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
19	•	•	•	•	•	•	•	Scale of not less than 1"=100' on one of the four following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; 30" x 42".	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
20	•	•	•	•	•	•	•	Key Map at a scale less than 1" = 2000'.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
21	•	•	•	•	•	•	•	Title Block: Name of subdivision or development, Bedminster Township and Somerset County.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
22	•	•	•	•	•	•	•	Title Block: Name, title, address and telephone number of subdivider or developer.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
23	•	•	•	•	•	•	•	Title Block: Name, title, address and license number of the professionals who prepared the plot or plan.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
24	•	•	•	•	•	•	•	Title Block: Name, title and address of the owner or owners of record.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
25	•	•	•	•	•	•	•	Title Block: Scale (written and graphic).	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
26	•	•	•	•	•	•	•	Title Block: Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
27	•	•	•	•	•	•	•	North Arrow.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
28	•	•	•	•	•	•	•	Approval signature lines	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	

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	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70						
41	•	•	•	•	•	•	•	Existing and proposed contours as required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
42	•	•	•	•	•	•	•	Road right-of-way dedication and improvement, as applicable.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
43	•	•	•	•	•	•	•	Sight triangle easements, as applicable	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
44	•	•	•	•	•	•	•	Graphic depictions, including bearings and distances of easements, covenants, restrictions and roadway and sight triangle dedications (existing and proposed)	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
45	•	•	•	•	•	•	•	Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
46	•	•	•	•	•	•	•	Locations of all existing structures as required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
47	•	•	•	•	•	•	•	Required front, side and rear setback lines.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
48	•	•	•	•	•	•	•	Size, height and location of all proposed buildings structures, signs and lighting facilities.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
49	•	•	•	•	•	•	•	All dimensions necessary to confirm conformity to the Ordinance requirements.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
50	•	•	•	•	•	•	•	The proposed location, direction of illumination power and type of proposed outdoor lighting including details, luminaries and hours of operation.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
51	•	•	•	•	•	•	•	The proposed screening, buffering and landscaping plan, with the information required by the Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
52	•	•	•	•	•	•	•	The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
53	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
54	•	•	•	•	•	•	•	Plans for all stormwater management systems	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
55	•	•	•	•	•	•	•	The location of existing utility structures on the tract and within 200' of its boundaries.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
56	•	•	•	•	•	•	•	Plans, typical cross sections and construction details, horizontal and vertical alignment, of the centerline of all proposed streets and of existing streets abutting the tract as required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	
57	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B	

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	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)							(d)
58	•	•	•	•			•	•	The location of all soil logs, permeability tests	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B		
59	•	•	•	•	•	•	•	•	Acknowledgement of notice of adjacent agricultural land and uses and Waiver of objection to such uses in accordance with subsection 3-7.7 of the Revised General Ordinances of the Township of Bedminster 1984, as heretofore supplemented and amended	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B		
60					•	•	•	•	A section or staging plan, if proposed	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B		
61	•		•		•		•	•	Preliminary architectural floor plans and elevations of sufficient detail to demonstrate compliance with ordinance standards.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B		
62	•	•	•	•	•	•	•	•	HUC-14 boundaries for all watersheds on and within 100 feet of the subject property; C-1 watersheds to be identified.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		D	B		
Reports															
63			•	•			•	•	In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	B		
64	•	•	•	•			•	•	Environmental Commission scoping document, including any additional data requested by Environmental Commission based on review of scoping document	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	B		
65	•	•	•	•			•	•	Computations for all stormwater management systems	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	S		
66	•	•	•	•			•	•	All applications for wireless telecommunications antennas and towers shall provide the items listed in section 13-522.9.b	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		O	S		

Note 1:
 For items marked "S", five full size, complete sets of all drawings, reports, etc. are required.
 For items marked "B", an additional 12 sets of 1/2 scale drawings and report executive summaries are required in addition to the staff copies.
 It is requested that all reports, checklists, etc. be submitted with two sided copies.

Prepared by: Michael Osterman, Esq.

6-1-23

Name

Date



Signature

Reviewed by:

Name

Date

Signature

