

KEY MAP

SCALE: 1" = 200' ±

TAX MAP SHEET NOS. 6.03, 6.04, 10.03 & 10.04

To comply with P.L. 1991, Chapter 245, the following is a presumed list of ALL Public Utilities serving this Municipality. **"Each must be notified"**

Public Service Electric & Gas Company
80 Park Plaza, PO Box 570
Newark, NJ 07102

Jersey Central Power & Light
300 Madison Avenue
Morristown, NJ 07960

NJ American Water
1025 Laurel Oak Road
Voorhees, NJ 08043

Bedminster Township Sewer Utility
1 Miller Lane
Bedminster, NJ 07921

Cablevision (aka: Optimum by Altice)
275 Centennial Ave
Piscataway, NJ 08855-6805

Comcast (aka: Xfinity)
800 Rahway Avenue
Union, NJ 07083

Verizon New Jersey, Inc.
6000 Hadley Road
South Plainfield, NJ 07080

NOTE:

If County Road - NOTIFY:
Somerset County Planning Board
PO Box 3000
Somerville, NJ 08876

If State Road - NOTIFY:
State of NJ Dept of Transportation
PO Box 600
Trenton, NJ 08625

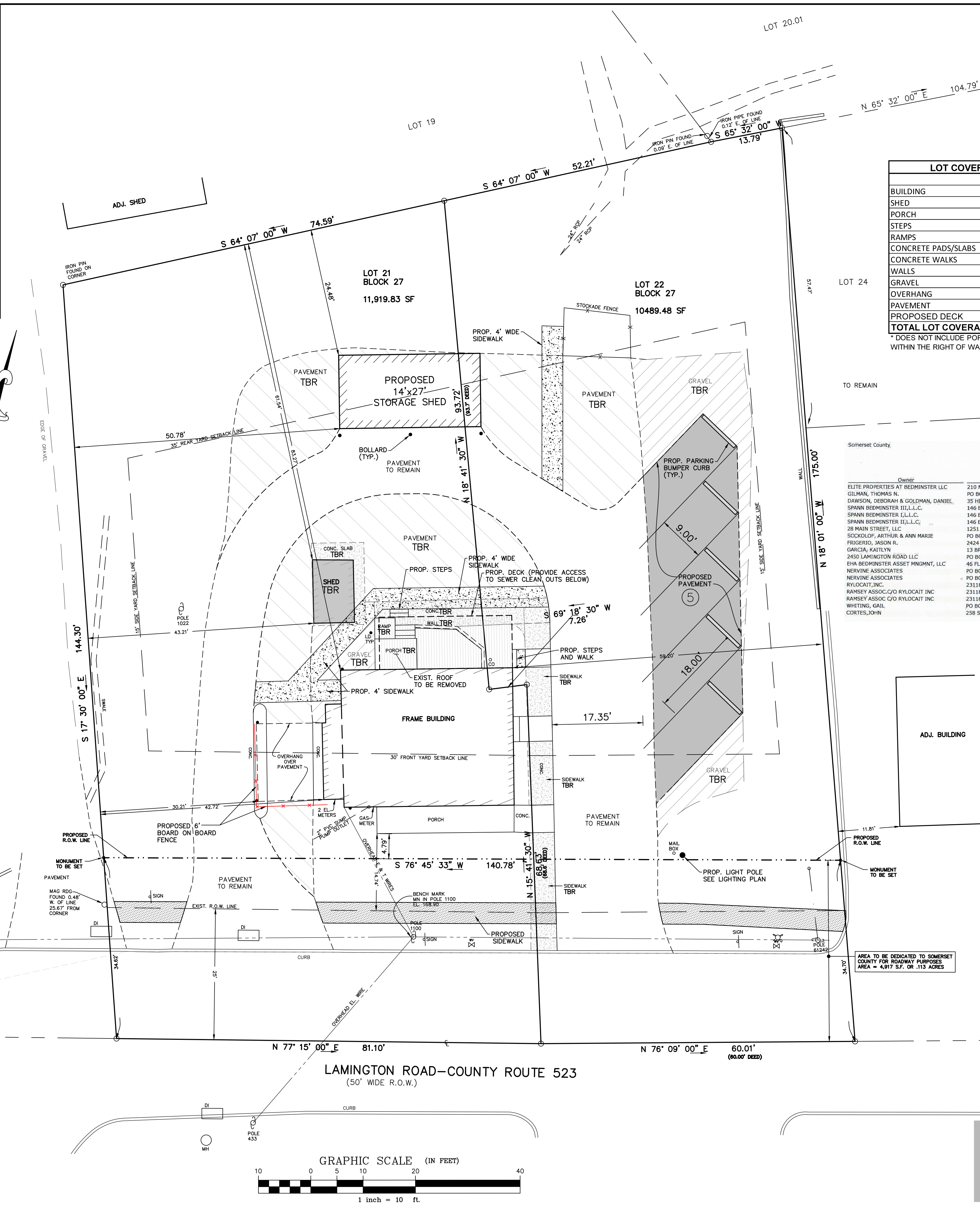
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NOTE:

APPLICANT HEREBY ACKNOWLEDGES NOTICE THAT THERE ARE PRESENTLY OR MAY IN THE FUTURE BE AGRICULTURAL LAND USES ADJACENT OR IN CLOSE PROXIMITY TO THE WITHIN DESCRIBED PREMISES AND THAT FROM SUCH USES THERE MAY ARISE OR EMANATE NOISE, ODORS, DUST, AND FUMES ASSOCIATED WITH AGRICULTURAL PRACTICES PERMITTED UNDER THE BEDMINSTER TOWNSHIP RIGHT TO FARM ORDINANCE. APPLICANT HEREBY WAIVES OBJECTION TO SUCH ACTIVITIES.

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LOT COVERAGE CALCULATIONS		
BUILDING	EXISTING	PROPOSED
BUILDING	923.51 S.F.	923.51 S.F.
SHED	93.63 S.F.	378.00 S.F.
PORCH	181.11 S.F.	134.23 S.F.
STEPS	15.57 S.F.	13.89 S.F.
RAMPS	15.54 S.F.	0.00 S.F.
CONCRETE PADS/SLABS	269.25 S.F.	121.06 S.F.
CONCRETE WALKS	390.63 S.F.	492.05 S.F.
WALLS	56.05 S.F.	47.00 S.F.
GRAVEL	1,743.57 S.F.	38.23 S.F.
OVERHANG	184.76 S.F.	184.76 S.F.
PAVEMENT	5,324.17 S.F.	4,287.48 S.F.
PROPOSED DECK	0.00 S.F.	253.75 S.F.
TOTAL LOT COVERAGE	9,197.78 S.F.	6,873.95 S.F.

* DOES NOT INCLUDE PORTIONS OF DRIVEWAYS OR WALKS WITHIN THE RIGHT OF WAY DEDICATION AREA.

Owner	Address	City, State	Zip Code	Property Location	Block	Lot	Qual	Class
ELITE PROPERTIES AT BEDMINSTER LLC	210 MOUNTAIN BLVD, BLDG A	WATCHUNG, NJ	07069	2435 LAMINGTON ROAD	27	18		4A
GILMAN, THOMAS N.	PO BOX 208	BEDMINSTER, NJ	07921	2465 LAMINGTON ROAD	27	19		2
DAWSON, DEBORAH & GOLDMAN, DANIEL	35 HILLSIDE AVENUE	BEDMINSTER, NJ	07921	35 HILLSIDE AVENUE	27	20		2
SPANN BEDMINSTER II, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	25 HILLSIDE AVENUE	27	20.01		1
SPANN BEDMINSTER I, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	2487 LAMINGTON ROAD	27	23		4A
SPANN BEDMINSTER II, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	2493 LAMINGTON ROAD	27	24		4A
28 MAIN STREET, LLC	1251 ROUTE 202/206	BRIDGEWATER, NJ	08807	285 MAIN STREET	31	7		4A
SOCOLOFF, ARTHUR & ANN MARIE	PO BOX 84	BEDMINSTER, NJ	07921	291 MAIN STREET	31	7.01		4A
FRIGERIO, JASON R.	2424 LAMINGTON RD	BEDMINSTER, NJ	07921	2424 LAMINGTON ROAD	33	5		4A
GARCIA, KATLYN	13 BRIDGE HOLLOW RD	CALIFON, NJ	07830	2436 LAMINGTON ROAD	33	6		4A
2450 LAMINGTON ROAD, LLC	PO BOX 7169	BEDMINSTER, NJ	07921	2450 LAMINGTON ROAD	33	7		2
EHA BEDMINSTER ASSET MGMT, LLC	46 FLEMING DR	HILLSBOROUGH, NJ	08844	2460 LAMINGTON ROAD	33	8		4A
NERVINE ASSOCIATES	PO BOX 11	FAR HILLS, NJ	07931	2470 LAMINGTON ROAD	33	9		1
NERVINE ASSOCIATES	PO BOX 11	FAR HILLS, NJ	07931	2470-98 LAMINGTON ROAD	33	10		4A
RYLOCAIT, INC.	2318 FENBY LANE	SWAN LAKE, MT	59911	300 MAIN STREET	34	1		4A
RAMSEY ASSOC./O RYLOCAIT INC	2318 FENBY LANE	SWAN LAKE, MT	59911	308 MAIN STREET	34	3		4A
RAMSEY ASSOC./O RYLOCAIT INC	2318 FENBY LANE	SWAN LAKE, MT	59911	312 MAIN STREET	34	4		4A
WHITING, GAIL	PO BOX 252	BEDMINSTER, NJ	079210252	262 SOMERVILLE ROAD	34	10		4A
CORTES, JOHN	258 SOMERVILLE ROAD	BEDMINSTER, NJ	07921	258 SOMERVILLE ROAD	34	11		2

VN ZONE - NON-RESIDENTIAL USE			
PRINCIPAL BUILDING	REQUIRED	EXISTING (LOTS 21 & 22)	PROPOSED
LOT AREA	½ ACRE	0.5144 ACRES (D) 0.4335 ACRES TO R.O.W.*	0.5144 ACRES (D) 0.4016 ACRES TO R.O.W.*
LOT FRONTAGE	90'	140.88'	N.C.
LOT WIDTH	90'	140.61'	N.C.
LOT DEPTH	120'	134.78'	N.C.
SIDE YARD SETBACK (EACH)	15' (1)	42.72' / 59.20'	N.C.
FRONT YARD SETBACK	30'	14.74' *	4.79' *
REAR YARD SETBACK	35'	83.27'	N.C.
FLOOR AREA RATIO	0.17	0.098	N.C.
MAX BUILDING SIZE	5,000 S.F. (MAX)	924 S.F.	N.C.
LOT COVERAGE	45% (8,498 S.F.)	52.58% (9,197.78 S.F.) *	39.30% (6,873.95 S.F.)
MAX BUILDING HEIGHT	2 ½ STORIES / 35'	25.78'	N.C.
ACCESSORY BUILDING MINIMUM			
DISTANCE TO SIDE LINE	10'	43.21'	50.78'
DISTANCE TO REAR LINE	10'	61.54'	24.48'
DISTANCE TO OTHER BUILDING	10'	9.07'	46.13'

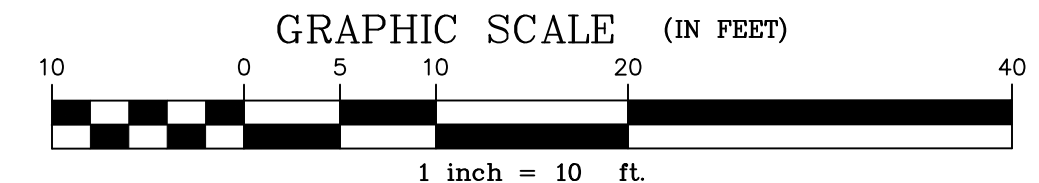
(1) 10' WHEN ABUTTING NON-RESIDENTIAL
* EXISTING NON-COMFORMITY

NO.	DATE	REVISION / DESCRIPTION
2	4/9/24	REVISE PER BOARD DISCUSSIONS
1	12/1/23	ADD COUNTY ROW DEDICATION

VARIANCE PLAN
LOTS 21 & 22 BLOCK 27
2475 LAMINGTON ROAD
 BEDMINSTER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

APGAR ASSOCIATES
 ENGINEERS - LAND SURVEYORS - PLANNERS
 P.O. BOX 310 • 13 DE MUN PLACE
 FAR HILLS, NEW JERSEY 07931
 (908)234-0416

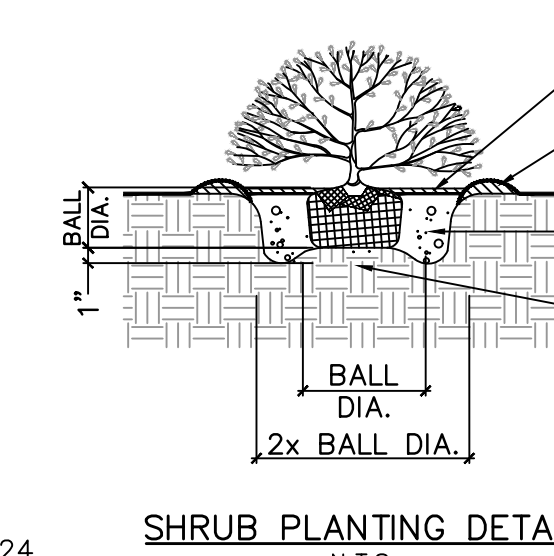
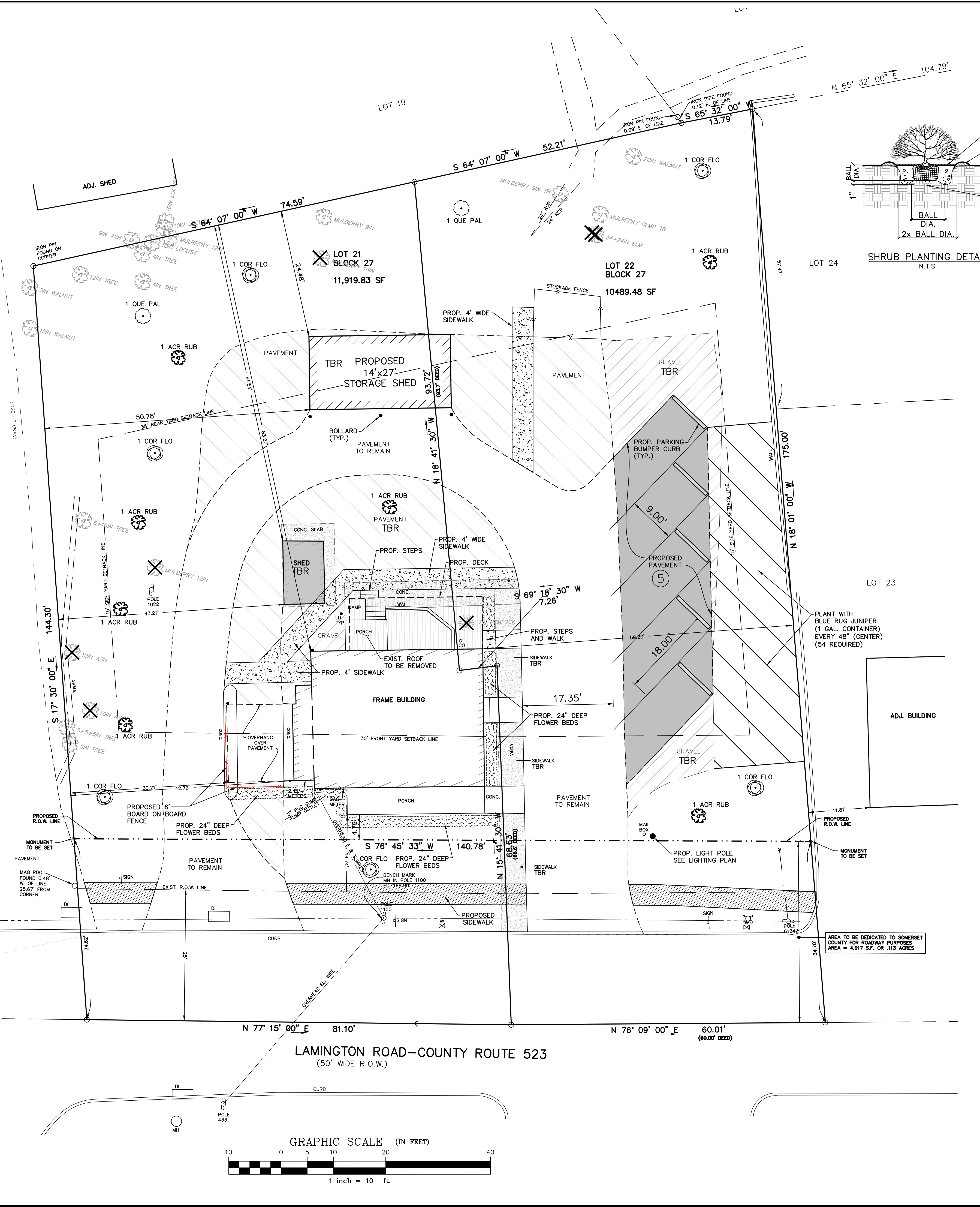
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PAUL D. FOX PROFESSIONAL ENGINEER N.J. P.E. LIC. NO. 41120		APPROVED: PDF FILE 10533	
MAP FOLDER: 10533	SCALE: 1" = 10'	DATE: OCTOBER 10, 2023	JOB: 4-10533 DWG: NERVINE
BOOK: 422-3			



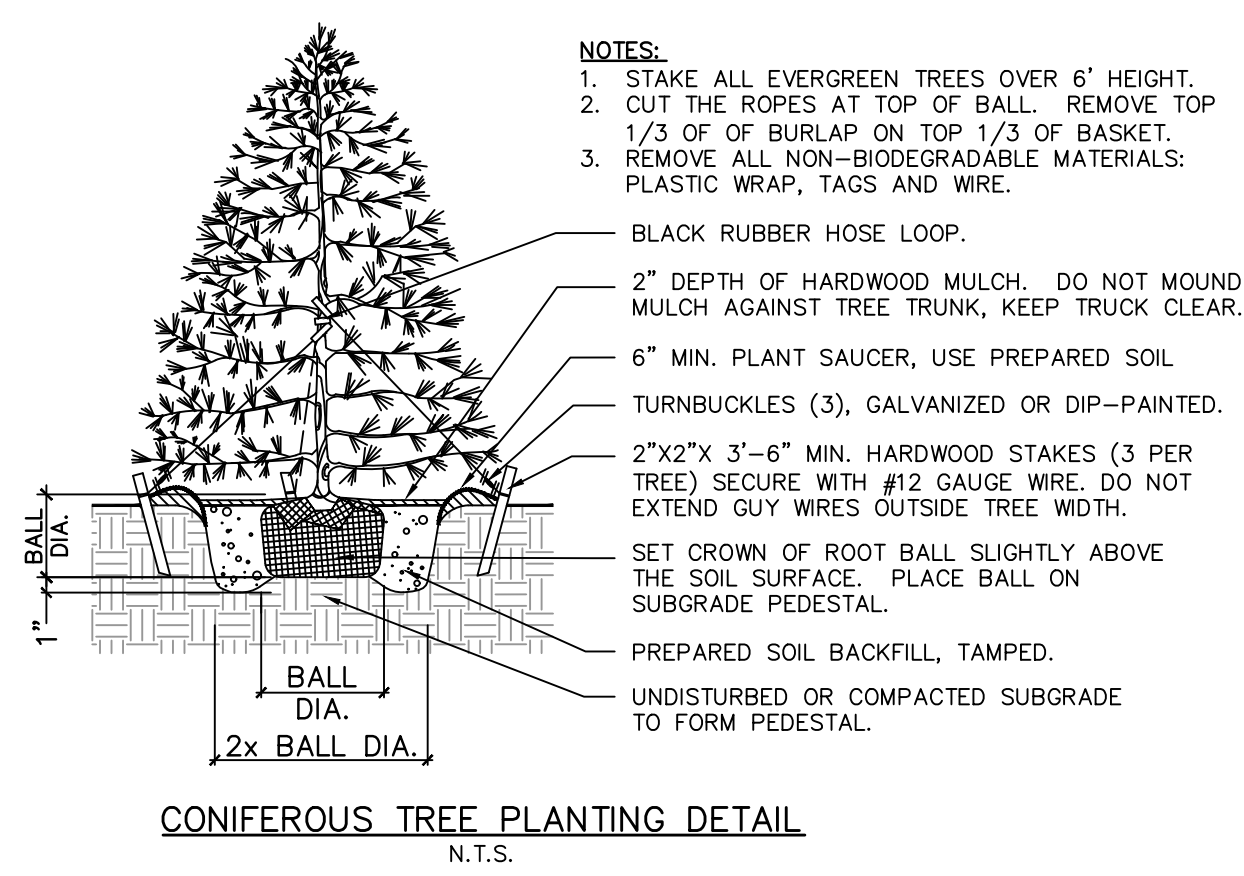
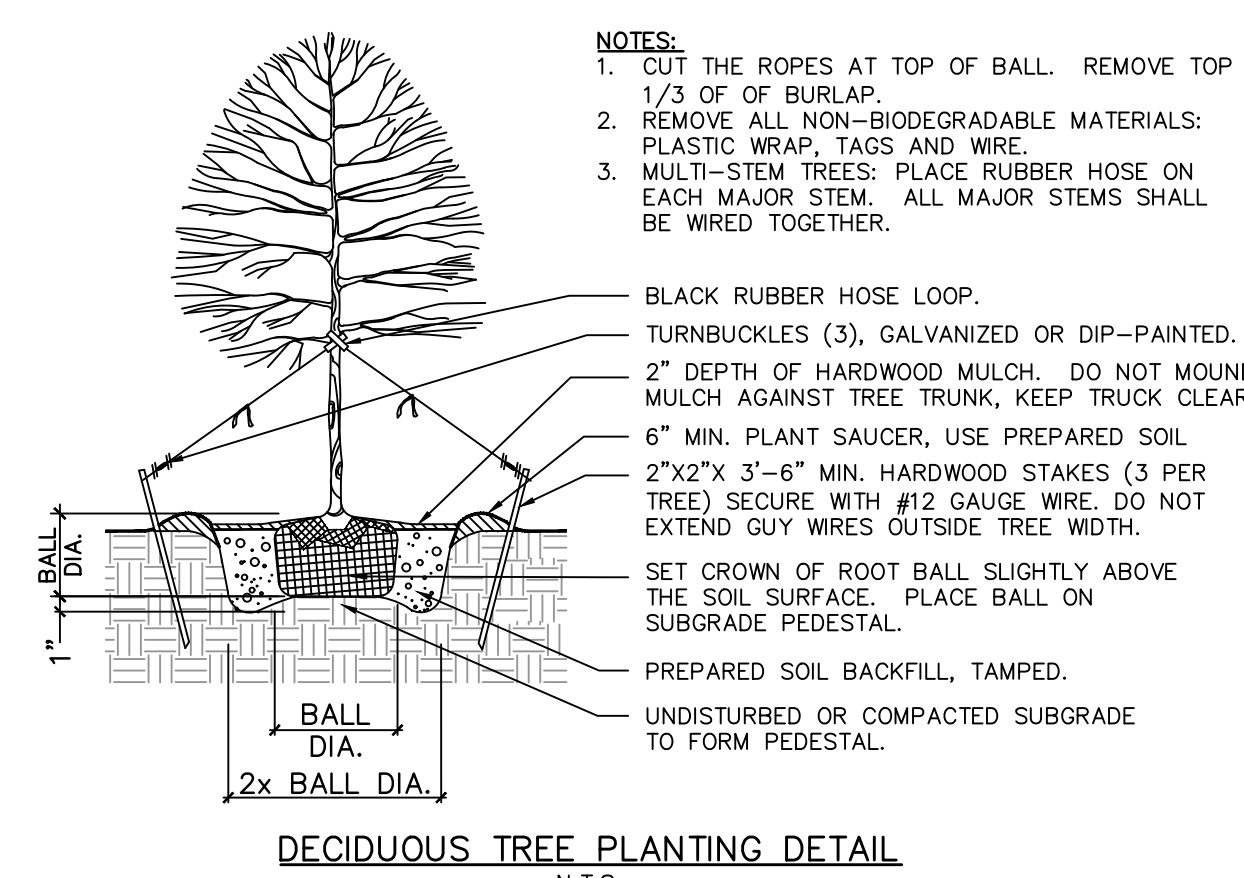
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- LEGEND:**
- MH MANHOLE
 - WV WATER VALVE
 - DI DRAINAGE INLET
 - FF FINISH FLOOR ELEVATION
 - EL ELEVATION
 - MN MAGNETIC NAIL
 - R.O.W. RIGHT OF WAY
 - CONC. CONCRETE
 - CL CENTERLINE
 - ADJ. ADJACENT
 - RCP REINFORCED CONCRETE PIPE
 - SF SQUARE FEET
 - EL ELECTRIC
 - E & T ELECTRIC & TELEPHONE
 - TREES TREES
 - TREE TO BE REMOVED
 - TBR TO BE REMOVED



- NOTES:**
1. SLICE CONTAINER STOCK ROOT BALL.
 2. CUT THE ROPES AT TOP OF BALL.
 3. REMOVE TOP 1/3 OF BURLAP.
 4. REMOVE ALL NON-BIODEGRADABLE MATERIALS: PLASTIC WRAP, TAGS AND WIRE.



PLANT LIST

SYMBOL	ABBREVIATION	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACE RUB	7	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	2 1/2" CAL	B&B
	COR FLO	6	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	5'-6"	B&B
	QUE PAL	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CAL	B&B
		54	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	1 GAL.	CONT.

- NOTES:**
1. ALL PROPOSED PLANTINGS SHALL BE GUARANTEED FOR 2 YEARS.
 2. ALL PLANTING BEDS SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH, 4" THICK.

TREE REMOVAL SCHEDULE

DIAMETER AND TYPE OF TREE TO BE REMOVED (INCHES DBH)	NUMBER OF TREES
7" HEMLOCK	1
10" ASH	2
12" MULBERRY	1
16" MULBERRY	1
24" ELM	1
24" ELM	1
TOTAL TREES TO BE REMOVED	7

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TREE REMOVAL / REPLACEMENT AND LANDSCAPING PLAN
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 BEDMINSTER TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

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