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August 11, 2023

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

Re: 2475 Lamington Road LLC Variance Application
Block 27, Lots 21 and 22
2475 Lamington Road
FEI Project No. 23BD203

Dear Janine:

The above referenced application requests use variance approval for the conversion of the existing building on lots 21 and 22 in block 27 into two residential units. The following documents have been submitted in support of the application:

1. Cover letter, dated June 8, 2023, prepared by Michael Osterman, Esq.
2. Land Use Board Application Form and rider, dated June 7, 2023, prepared by Richard Van Orden
3. Checklist, dated June 1, 2023, prepared by Michael Osterman, Esq.
4. Survey, dated May 30, 2023, prepared by Wayne F. Holman, PLS
5. Architectural Building Renderings
6. Architectural Plans, consisting of two sheets revised through June 5, 2023, prepared by Joseph M. Marchese, Architect

A review of the above referenced documents results in the following comments regarding the completeness of the application:

General – The application indicates that the proposal is to convert a “Single-family residential (2nd floor) plus vacant formerly commercial space (1st floor)” into two dwelling units. It should be noted that the structure was previously approved and used as a single user catering facility. Subsequent to that use, the Board approved a single commercial use in the building which approval was never perfected or executed. The site has never been approved for more than one use. The owner converted the building to an upstairs residence and a vacant “commercial” space on the first floor without a zoning permit or site plan approval. The second floor apartment is currently occupied

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without the appropriate zoning/site plan approvals. The current application is for a use variance for two residential units. In the event that the applicant does not receive the requested use variance approval, he will still need to seek site plan approval for the current mixed use in the building.

Checklist

1. Checklist Item 4 – Historic Preservation Commission Certificate of Appropriateness – The checklist indicates this has been submitted but it was not provided. **Incomplete**
2. Checklist Item 5 – RSIS Certification – The checklist indicates this is not applicable, however it is a residential project and it does apply. **Incomplete**
3. Checklist Item 6 – Digital file – The checklist indicates that this is not applicable, however it is. Based on the scope of the application, this office has no objection to a waiver.
4. Checklist Item 10 – Certificate of paid taxes – The checklist is blank and the certificate has not been provided. **Incomplete**
5. Checklist Item 11 – County Planning Board application – The checklist indicates this is not applicable, however Lamington Road is a county road and an application or letter of exemption is required. **Incomplete**
6. Checklist Item 20 – Key map – The checklist indicates that this has been provided however it has not been. **Incomplete**
7. Checklist Item 28 – Approval signature lines – The checklist indicates that this has been provided however it is not on the plans. **Incomplete**
8. Checklist Item 30 – Property owners within 200 feet – The checklist indicates that this has been provided however it was not. **Incomplete**
9. Checklist Item 31 – Tax map sheet number – The checklist indicates that this has been provided however it was not. **Incomplete**
10. Checklist Item 33 – Zoning districts – The checklist indicates that this has been provided however it was not. **Incomplete**
11. Checklist Item 34 – Features within 200' – The checklist indicates that is not applicable, however it is required. This office has no objection to a partial waiver.
12. Checklist Item 35 – Tree location – The checklist indicates this is not applicable, however there are trees on the property and this is required. Based on the scope of the application, this office has no objection to a waiver.
13. Checklist Item 36 – Proposed plantings – The checklist indicates this is not applicable, however it is required. The Board may grant a waiver for completeness, however any landscaping requirements should be discussed by the Board during the hearing of the application.

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14. Checklist Item 41 – Contours – The checklist indicates this is not applicable, however there are trees on the property and this is required. Based on the scope of the application, this office has no objection to a waiver.
15. Checklist Item 42 – Right of way dedication – The checklist indicates that this has been provided but it has not. As part of the prior application, the County requested additional right of way. This should be shown on the plans and the lot areas adjusted accordingly.
16. Checklist Item 45 – Soil types – The checklist indicates this is not applicable, however there are trees on the property and this is required. Based on the scope of the application, this office has no objection to a waiver.
17. Checklist Item 47 – Required front, side and rear setbacks – The checklist indicates that this has been provided however it was not. **Incomplete**
18. Checklist Item 50 – Lighting information – The checklist indicates this is not applicable and no lighting is shown. A lighting plan is required. While the Board may grant a waiver for completeness, the multifamily use of the property should have a lighting plan.
19. Checklist Item 51 – Screening/buffering – The checklist indicates this item is not applicable, however it is required. This office has no objection to a waiver for completeness, however the Board may require landscaping during the hearing process.
20. Checklist Item 52 – Offstreet parking – The checklist indicates this has been provided, however it is not on the plan. The stalls should be designated on the plan. **Incomplete**
21. Checklist Item 55 – Utility locations within 200' – The checklist indicates this is not applicable, however it is required. 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