

RULS-AD-1956-10

5/28/1956

- Resolution of Turp. Bedminster

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May 24, 1956

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Planning Board  
Township of Bedminster  
Bedminster, New Jersey

Gentlemen:

The following is a copy of a resolution adopted by the Township Committee of the Township of Bedminster at a regular meeting held on Monday, May 21, 1956.

R E S O L U T I O N

RESOLVED by the Township Committee of the Township of Bedminster in the County of Somerset, New Jersey that an ordinance entitled "AN ORDINANCE amending, revising, re-enacting and supplementing an ordinance entitled " An ordinance Limiting and Restricting to Specified Districts and Regulating Therein Buildings and Structures According to Their Construction and the Volume and Nature and Extent of Their Use, Regulating and Restricting the Height, Number of Stories and Size of Buildings and Other Structures, Regulating and Restricting the Size of Lots, Plots and of Yards, Courts and Other Open Spaces and the Density of Population, Regulating and Restricting the Location, Use and Extent of Use of Buildings and Structures for Trade, Industry, Residence and Other Purposes, Establishing a Board of Adjustment, Providing for the Administration and Enforcement of the Provisions Herein contained and Fixing Penalties for the Violation Thereof in the Township of Bedminster in the County of Somerset," adopted and approved December 30, 1946, as amended November 17, 1947, December 18, 1950 and February 20, 1956 and known as the Zoning Ordinance of the Township of Bedminster." together with a revised Zoning Map accompanying same be referred to the Planning Board for approval, disapproval or recommendation and written report.

C L E R K ' S   C E R T I F I C A T E

I, Frank P. Robertson, Clerk of the Township of Bedminster in the County of Somerset, 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 May 21, 1956.

/s/ Frank P. Robertson  
Frank P. Robertson  
Township Clerk

Mr. Fales stated that Mr. Walter lives in Pluckemin and that he has given objections to the expansion of the business zone. He further stated that Mayor Ten Eyck and Mr. Hall have also expressed their views on this matter.

Mr. Brady stated that he would like a motion to write a letter to Mr. Rodenbach giving the opinion of the Board as to the expansion of the business zone.

Mr. Bourne stated that he has no objection to the expansion of the business zone when the need for such expansion is apparent.

Mr. Walter stated that the five residents across the street from the property owned by Mr. Rodenbach, namely, King, Rispoli, Kalina, Farley and Johnson, are all opposed to the expansion of the business zone.

Mr. Hall stated that nobody else has said anything about increasing the business zone except in Pluckemin. He further stated that the question in his mind is whether the business zone should not be increased since the towns are getting bigger.

Mayor Ten Eyck questioned as to whether the Board would not have to consider the expansion of the business zone if such is asked for by petition. The Mayor further stated that every name mentioned by Mr. Walter as being an objector to the expansion of the business zone in Pluckemin, was a name which appeared on the petition presented by Mr. Rodenbach. The Mayor further stated that there is room for expansion of the business zone in Bedminster, Lamington and Pottersville but not in Pluckemin. Mayor Ten Eyck stated that it is Committeeman Lovejoy's opinion that any expansion of the business zone in Pluckemin should be considered on the highway. Mayor Ten Eyck further stated that he has spoken with County Planning Director Roach regarding this matter and Mr. Roach has advised that, if the business zone is to accomodate transient trade on the highway, it should be expanded on the highway, but if the business zone is to accomodate local trade, the expansion should be off the highway.

Mr. Fales stated that Mr. Rodenbach has had opportunity to talk and that he has talked plenty.

Mr. Walter stated that the bulk of the business done in Pluckemin is done by non-residents.

It was on motion by Mr. Fales, seconded by Mr. Brady and carried that the business zone be left as is. Mayor Ten Eyck requested a roll call vote. The Secretary called the roll and the result of the vote is as follows:

Mr. Bourne	- "Aye"
Mr. Brady	- "Aye"
Mr. Fales	- "Aye"
Mr. Field	- "Aye"
Mr. Hall	- "Nay"
Mr. Ten Eyck	- "Nay"
Mr. Wiley	- "Aye"

Mr. Gerofsky advised that he has searched the records at the Somerset County Clerk's Office and finds that the only description on record of the Somerset Airport is a deed from Daniel Beekman to John H. Beekman. He further advised that the description appearing in the draft of the Revised Zoning Ordinance is taken from the description in the lease.

Counsel Gerofsky requested that the following statement be made a part of the record of this meeting:

"Zoning requires the division of a community into districts and a requirement in those districts that is uniform with restrictions as to land uses and building uses. Zoning is for the community as a whole and is not for individuals. Obviously, there would be no need for a Zoning Ordinance if everybody's likes and dislikes were to be had. When you start to consider individual needs against community needs as a whole, you only come up with an ordinance that is vulnerable. "

Counsel Gerofsky advised that he has been informed that Mr. Philip Hoffman of Johnson and Johnson has stated that that firm is ready to finance the expansion of Somerset Airport to accomodate their planes.

Mayor Ten Eyck stated that we now have an airport which was in existence at the time of the present ordinance dated December, 1946. The Mayor suggested that the description appearing in the draft of the revision be eliminated since this has been considered a Class II Airport with 3,000 foot runways.

Counsel Gerofsky stated that the Airport does not have 3000 feet on any one of the present runways.

Mr. Wiley advised that he does not see what is wrong with allowing the 10 acre strip in the recently approved subdivision to be considered as a part of the Airport.

Counsel Gerofsky stated that this is inconsistent with good planning.

Chairman Bourne stated that he is in favor of an airport with runways of not over 3,000 feet.

Mr. Wiley stated that he does not see why Mr. Freeman's private deals are any concern to the rest of the community.

Mayor Ten Eyck addressed Counsel Gerofsky as follows: "Your idea was to cut him out completely. Your instructions were to describe this property, not the lease."

Mr. Gerofsky questioned as to why the 10 acre tract should be put into this description.

Mayor Ten Eyck suggested that the description as copied from the lease be dropped.

Counsel Gerofsky stated that he had no objection to the Mayor's suggestion.

It was on motion by Mr. Fales, seconded by Mr. Wiley and unanimously carried that the following resolution be adopted at this meeting:

#### R E S O L U T I O N

WHEREAS the Township Committee has referred the Zoning Ordinance entitled " AN ORDINANCE amending, revising, re-enacting and supplementing an ordinance entitled "Aon Ordinance Limiting and Restricting to Specified Districts and Regulating Therein Buildings and Structures According to Their Construction and the Volume and Nature and Extent of Their Use, Regulating and Restricting the Height, Number of Stories and Size of Buildings and Other Structures, Regulating and Restricting the Size of Lots, Plots and of Yards, Courts and Other Open Spaces and the Density of Population, Regulating and Restricting the Location, Use and Extent of Use of Buildings and Structures for Trade, Industry, Residence, and Other Purposes, Establishing a Board of Adjustment, Providing for the Administration and Enforcement of the Provisions Herein contained and Fixing Penalties for the Violation Thereof in the Township of Bedminster in the County of Somerset," adopted and approved December 30, 1946, as amended November 17, 1947, December 18, 1950 and February 20, 1956 and known as the Zoning Ordinance of the Township of Bedminster." to this Planning Board for approval, disapproval or recommendations and a report of its findings; and,

WHEREAS this Planning Board is familiar with the form and substance of said ordinance by reason of the fact that this Board has, for a period in excess of one year, met a divers meetings to consider a revision of the Zoning Ordinance; and,

WHEREAS, this Board, with Township Committee approval, has consulted with a Zoning Expert and treated with a draft of a revision prepared by an expert, namely, Theodore Mac Croskey, and has met with the Township Attorney and the members of the Board of Adjustment at the several meetings aforesaid; and,

WHEREAS this Board has surveyed the needs of the Township, the topography, the density of population and the school requirements.

NOW, THEREFORE, BE IT RESOLVED that the said ordinance as presented be approved with one change, to wit: The elimination of the metes and bounds description contained on Page 9 A.

BE IT FURTHER RESOLVED that this Board express the essential considerations had in the consideration of this ordinance to be as follows:

1. The Character of the Township.
2. Its peculiar suitability for particular uses.
3. The conservation of the value of property.
4. The encouragement of the most appropriate use of property throughout the Township.

BE IT FURTHER RESOLVED that the ordinance be referred to the Township Committee with a true copy of this resolution which shall represent the report of the Planning Board.

The Board generally discussed plans for the presentment of the ordinance to the public.

There being no further business, the meeting adjourned.

Attest:

Secretary:

