

RULS-AD-1960-20

9/26/60

Bedminster Planning Board meeting notes

Pg 4

The Planning Board of the Township of Bedminster met in regular session on this date. Members present were Chairman Fales, Messrs. Brady, Field, Slater, Smith, Ten Eyck and Winkler. Others present were Counsel Gerofsky, Engineer Apgar and the Secretary.

On motion, the minutes of the previous meeting of July 25, 1960 were approved as submitted, no one in attendance desiring said minutes read.

The following applications for approval of a subdivision of land were considered at this meeting:

P.B. 60-144

The application of George B. McNeill of Larger Cross Roads, Far Hills, N.J. for approval of a subdivision of land located on the easterly side of Larger Cross Roads wherein said applicant desires to purchase from H.O.H. Frelinghuysen a strip of land located on the northerly side line of the applicant's land and consisting of a plot which is 10 feet in width and 575 feet in length, said plot to be subdivided from the plot of 107.03 acres owned by H.O.H. Frelinghuysen and to become a part of the plot of 16. acres owned by the applicant, all according to a sketch plat made by the applicant and dated August, 1960, was referred to the Board.

After due consideration, it was regularly moved, seconded and carried that the application of George B. McNeill be classified as a partition and approved.

P.B. 60-145

The application of Mrs. Elizabeth Hummel for approval of a subdivision of land located on the northerly side of River Road, Bedminster, N.J. and consisting of a total of 188.432 acres, 162.579 acres to be conveyed to Dr. James F. Connell, two plots of 2.486 acres and 1.266 acres respectively to be conveyed to Joseph B. and Karla H. Wiley and two plots of 9.111 acres and 12.990 acres respectively to be retained by the applicant, all according to a map or plan made by Leslie M. Apgar and Associates, Licensed Engineers and Surveyors, Bedminster, N.J. and dated September, 1960 was considered by the Board.

The applicant was represented by Mr. Allan Rinehart of Bowers, Rinehart and Murphy.

It was regularly moved, seconded and carried that the application of Mrs. Elizabeth Hummel for approval of a subdivision of land be classified as a partition and approved subject to the provision that the land to be conveyed to Joseph B. and Karla H. Wiley shall become merged with the land presently owned by them and be considered as one parcel.

The Board considered an amendment to the present Zoning Ordinance, said proposed amendment having been referred to the Board by the Township Committee for study and recommendation. The proposed amendment provides for a new section under Article IX of the ordinance to permit an animal hospital occupancy. The Secretary read the proposed amendment to the Zoning Ordinance. Mr. Carroll Boynton, representing Dr. Badger, then explained to the Board the operation of an animal hospital as proposed by Dr. Badger.

Mr. Vincent Summerfield of Main Street, Bedminster, N.J. referred to a letter addressed to Chairman Fales and dated September 20, 1960, said letter being in opposition to the proposed animal hospital.

Chairman Fales recommended that the Board reserve decision on this matter and render a decision at a later meeting.

Chairman Fales complimented Counsel Gerofsky on his appointment to the position of Judge of the County Court and thanked him for his service to the Board during years passed.

Counsel Gerofsky advised the Board that he was most grateful to the Planning Board, the Township Committee and the residents of the Township of Bedminster for the privilege accorded him during the last 12 years in representing Township agencies and officials.

The following correspondence was referred to the Board for further consideration:

1. Letter from the Somerset County Planning Board dated September 16, 1960 relative to a meeting of the Central Jersey Area of the Federation of Official Planning Board to be held at the American Cyanamid Plant at Bound Brook, N.J. on September 29, 1960 at 7:00 P.M.
2. Letter from the Director of the Somerset County Planning Board dated August 24, 1960 and furnishing information requested by the Bedminster Township Board in connection with the possibility of salt water conversion as a supplementary source of water supply.
3. Letter from the Director of the Somerset County Planning Board dated September 20, 1960 and enclosing maps of the proposed interchange ramps for Highway No. I-78, which ramps would be considered for inclusion in the municipal street systems of Bridgewater and Bedminster Townships.
4. Memorandum from the Bedminster Civic Group, Inc. relative to their recommendations concerning business zone regulations.
5. Copy of the Report of the Mendham Township Industrial Planning Committee requested by the Secretary of the Bedminster Township Planning Board at the direction of the Board.

It was regularly moved, seconded and carried that correspondence as above listed be tabled for consideration at the next regular meeting of the Planning Board.

Chairman Fales then asked for a motion to adjourn. It was regularly moved, seconded and carried that the meeting be adjourned.

The Board then met in Executive Session to further consider the proposed amendment to the Zoning Ordinance which amendment provides for the inclusion of an animal hospital as a permitted occupancy subject to certain restrictions.

After discussion, it was regularly moved, seconded and carried that the public meeting be re-opened.

It was then regularly moved, seconded and carried that the following resolution be adopted at this meeting:

R E S O L U T I O N

BE IT RESOLVED by the Planning Board of the Township of Bedminster in the County of Somerset, New Jersey that the proposed amendment to the Zoning Ordinance as referred to the Board by the Township Committee, be returned to the Township Committee with the Planning Board's approval as to form and substance.

The Secretary then called the roll and the result of the vote on this resolution was as follows: Chairman Fales-"Aye", Mr. Brady-"Nay", Mr. Field-"Not voting by reason of disqualification", Mr. Slater-"Aye", Mr. Smith-"Aye", Mr. Ten Eyck-"Aye", Mr. Winkler-"Aye".

C E R T I F I C A T I O N

I, Frank P. Robertson, Secretary of the Planning Board 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 Planning Board at a regular meeting held on September 26, 1960.

/s/ Frank P. Robertson
Secretary

The following is the proposed amendment to the Zoning Ordinance as approved in form and substance by resolution of the Board.

AN ORDINANCE AMENDING 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 AND OTHER OPEN SPACES AND THE DENSITY OF POPULATION, REGULATING AND RESTRICTING THE LOCATION, USE AND EXTENT OF USE OF BUILDINGS AND STRUCTURES AND OF LAND FOR BUSINESS, 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 VIOLATION THEREOF IN THE TOWNSHIP OF BEDMINSTER IN THE COUNTY OF SOMERSET," adopted December 30, 1946, as amended November 17, 1947, December 18, 1950, February 20, 1956, June 18, 1958 and March 15, 1959.

BE IT ORDAINED as follows:

1. ARTICLE IX of 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 AND OTHER OPEN SPACES AND THE DENSITY OF POPULATION, REGULATING AND RESTRICTING THE LOCATION, USE AND EXTENT OF USE OF BUILDINGS AND STRUCTURES AND OF LAND FOR BUSINESS, 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 VIOLATION THEREOF IN THE TOWNSHIP OF BEDMINSTER IN THE COUNTY OF SOMERSET," adopted December 30, 1946, as amended November 17, 1947, December 18, 1950, February 20, 1956, June 18, 1958 and March 15, 1959, shall be and the same is hereby amended by adding a new section to read as follows:

Section 18. An animal hospital for the diagnosis, care and treatment of small animals, subject, however, to the following restrictions:

(a) No permit for an animal hospital shall be issued except upon application first made to the Board of Adjustment, which is directed to hear the same in the same manner and the same procedure as the Board of Adjustment is empowered by law or ordinance to hear cases and make exceptions to the provisions of a zoning ordinance and empowered to recommend in writing to the Township Committee that a permit for such use be granted, if, in its judgment, it will not be detrimental to the health, safety and general welfare of the Community and is reasonably necessary for the convenience of the Community.

Regular Meeting, September 26, 1960
(Continued)

(b) An animal hospital shall be limited to a single veterinarian's office, with no more than two associate veterinarians practicing thereat.

(c) An animal hospital shall have no more than three attendants employed at any one time.

(d) An animal hospital shall be of fire resistant construction and air-conditioned for all seasons, with no outside runs or cages, and shall be acoustically treated and soundproofed to safeguard against noise.

(e) An animal hospital shall have a maximum capacity for the diagnosis and treatment of no more than 40 animals for an extended period of time.

2. This ordinance shall take effect immediately upon final adoption and publication as by law required.

There being no further business, the meeting adjourned.

Attest:

Secretary:

