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Bedminster Planning Board meeting notes

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Regular Meeting, May 28, 1962
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The application of Julius G. Derse for approval of a subdivision of land located on the easterly side of Country Club Road, Bedminster Township, N.J., and consisting of a total of 68,466 acres, 5.012 acres to be conveyed to Paul Kleinhans and the balance of 63.454 acres to be retained by the applicant, all according to a map or plan made by Leslie M. Appgar and Associates, Licensed Engineers and Surveyors, Bedminster, N.J. and dated May, 1962, was considered by the Board.

The Secretary advised the Board that, although the filing deadline had not been met by the applicant, there was an urgency regarding this application since Mr. Kleinhans must vacate his present premises because of its purchase by the New Jersey State Highway Department.

It was regularly moved, seconded and carried that said application be classified as a partition and approved subject to the installation of monuments at the proper points.

Chairman Fales announced the appointment of a sub-committee composed of Mayor Kean, Mr. Brady and Mr. Slater, said committee to study the Master Plan proposal and to make recommendations to the Planning Board.

Col. C.E. Brady of Route # 206, Bedminster, inquired as to when the sub-committee would complete their study regarding a Master Plan. Chairman Fales advised Col. Brady that the committee would study the proposed Master Plan but that it would be impossible to set a date for completion of the study due to the many factors which must be under consideration during a study of this type.

Mr. Boynton made reference to the recent denial of a variance by the Board of Adjustment in connection with the application for a hotel and restaurant on Route # 206. Mr. Boynton stated that emphasis should be placed on the urgency of a study on a Master Plan. He suggested that, perhaps, the study could be sectionalized and could start in the area of the new roads.

Chairman Fales advised Mr. Boynton that he would not like to see the sub-committee controlled and would prefer to leave the study to their judgement.

Mayor Kean advised those present that the Master Plan was not instituted three years ago because it was felt that such action would not be in the best interests of all of the taxpayers in Bedminster Township. Mayor Kean stated that, last year, the Township Committee appropriated funds for a Master Plan Study. He further stated that members of the Planning Board have met with several qualified persons in connection with such a study.

Mr. Paul Gavin stated that the Civic Group had presented a plan two years ago and that no action was taken on the suggestions contained in the plan. He further stated that Col. Brady's problem is different since his tract of land is being changed by highways and will become an island. Mr. Gavin questioned as to whether Col. Brady will have to wait five years for an answer as to what he can do with his property.

Chairman Fales stated that the exchange of ideas at this meeting is certain to make an impression on the sub-committee and that he is certain that they would like to proceed with the study.

Mayor Kean stated that Assembly 555, which is not yet law, would require the adoption of a Master Plan in the event of a change in land use.

Mr. Gavin stated that the Borough of Peapack and Gladstone is considering a new Master Plan. He stated that one of the facets of the plan considers an industrial zone next to our northerly five acre residence zone. He asked whether the Planning Board would approach the Planning Board of the Borough of Peapack and Gladstone and advise that Board of their disapproval of such a plan. Mr. Gavin stated that he understands that the Brady Realty and Security Corporation has already registered their opposition to the proposal.

Col. Field stated that he is in agreement with Mr. Gavin and that, perhaps, the Governing Body should go on record as being opposed to the proposal of the Borough of Peapack and Gladstone regarding the location of an industrial zone. He stated that this could be done either by a communication or an approach in person.

Chairman Fales stated that he would ask the special committee to organize and consider pertinent problems and would ask that they read Mr. Gavin's communication to this Board and consider hardship cases caused by the advent of the new roads.

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Mayor Kean suggested that the Planning Board request a copy of the proposed Master Plan of the Peapack-Gladstone Planning Board with particular reference to plans for the northwest side of State Highway No. 206.

Chairman Fales directed that this Board, through its sub-committee, obtain copies of proposed Master Plans of the Borough of Peapack-Gladstone, the Borough of Bernardsville, Chester Township and Bridgewater Township, for study and consideration.

It was regularly moved, seconded and carried that the Secretary write to these adjoining municipalities and request copies of their proposed Master Plans, said information to be referred to the sub-committee for study and recommendation to the Planning Board.

Col. Field suggested that, after the sub-committee has had time to study the material obtained, a special meeting of the Planning Board be held to consider their recommendations

Mr. Brady questioned as to whether the Federal Government would subsidize the cost of a Master Plan.

Mayor Kean advised that the State and the Federal Government would both give consideration to an application of Bedminster Township in view of its present status.

There being no further business, the meeting adjourned to meet again June 25, 1962.

Attest:

Secretary:

