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Bedminister Planning Board Special meeting notes

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Special Meeting, March 19, 1963

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The Planning Board of the Township of Bedminster met in Special Session on this date at the home of Township Committeeman Winkler. Members present were Chairman Fales, Messrs Field, Kean, Winkler and Smith. Others present were Planning Consultant Agle, Counsel Bowlby, Mr. P.W. Smith and the Secretary. Township Committeeman Ten Eyck was also present.

The meeting opened at 8:30 P.M. with a general discussion of the proposed subdivision of 27 building lots in Pottersville. Mr. Agle agreed to study the application and map and to advise the Board of any recommendations he might wish to make in connection with the proposed subdivision.

Mr. Agle showed the Board a map which he has completed, said map being composed of all the tax map pages scaled down to one inch to six hundred feet. The map shows the highway alignments through the township. Mr. Agle suggested that the map be displayed in the Municipal Building for ready reference.

Mr. Agle pointed out the area which will be isolated by the new highways. He stated that what is done with this land should have little bearing on what is done with the balance of the township. Mr. Agle informed the Board that feelers which have been put out to the New Jersey State Highway Department have not brought any comment as to the possibility of a change in the highway interchange. He also stated that he has talked with County Planning Director Roach and has been informed that the road pattern is about all that concerns the County Planning Board at the present time. Mr. Agle advised that the county road system proposed for the future will not be on paper for about one year. He stated that he now has an up-to-date county map showing the new highway alignments. He further stated that he has asked County Planning Director Roach's opinion on land use in the Bedminster Township area and Mr. Roach is in agreement with the general concept as indicated by Bedminster Township regulations since this concept fits in with the general county plan. Mr. Agle stated that he is disappointed to find that the county is not farth along with the County Highway Plan. He further stated that Mr. Roach is in agreement with the Bedminster Planning Board's thinking as to the area which will be isolated by the highway interchange.

Mayor Kean questioned Mr. Agle as to whether he has contacted anyone in the Division of Water Policy and Supply in connection with possible reservoir sites. Mr. Agle advised that he has not done so as yet. The Mayor stated that there were several proposed reservoir sites in the township land area. He further stated that this question should be investigated.

Mr. Field questioned as to the next step to be taken in the event that the Township's application for Federal Aid is approved. Mr. Agle advised that the next step would be the completion of a complete base map followed by a conversion to a land use map. It would then be necessary to obtain a U.S. Geodetic Survey Map with which to map contours.

Mayor Kean stated that, if we are to create a light industrial zone, then we must be sure that the land will be used for that purpose. He stated that there are only three properties of any size in the so called "isolated zone".

Mr. Agle advised that a future land use map, at a later date, could be worked out by the Board and the Mayor's Advisory Committee. He further advised that the probable destiny of the Township is an area of "Junior Estates or Large Lots".

Mayor Kean questioned as to whether the interchange should be considered as a danger sign and whether the Board should plan for possibilities in this area. He also questioned as to whether special planning should be done for other possible danger areas.

Mr. Agle stated that this municipality offers a better power of choice since you can do what you want to do at this point. He stated that pressure is greater before highways are constructed than after they are completed. Mr. Agle agreed to study the matter of possible danger spots and make recommendations to the Planning Board.

Counsel Bowlby suggested that, due to possible changes in owners and attitudes, a study should be made on a geographical and not an individual basis.

A general discussion of proposed plans for the Schley property followed. Mayor Kean stated that he would like to see the mountain area preserved.

There being no further business, the meeting adjourned.

Attest:

Secretary:

