

RULS - AD - 1965-10

1/25/65

Bedminster Planning Board Regular Meeting Notes

Pg. 2

Regular Meeting, January 25, 1965

The Planning Board of the Township of Bedminster met in regular session on this date. Members present were Chairman Fales, Messrs. Kean, Slater, P.J. Smith and R. W. Smith. Also present were Counsel Boulby, Planning Consultant Agle, the Secretary and the following members of the Mayor's Citizen's Advisory Committee: Mrs. Ashmun, Messrs. Pollock, Gavin, Buccini, Schork, Ten Eyck, Ballantine, Spivack and Zimmerman.

On motion, the minutes of the previous meeting of September 28, 1964 were approved as submitted.

The following applications for approval of a subdivision of land were considered by the Board:

P.P. 64-171

The application of Elizabeth Stevens Ballantine for approval of a subdivision of land located on the easterly side of Route # 206 and consisting of a total of 36.6 acres to be divided into four lots of 7.7 acres, 8.7 acres, 10.8 acres and 9.4 acres, respectively, all according to a map or plan made by Grassmann, Kreh & Mixer, Inc., Engineers and Surveyors, Bridgewater Township, N.J. and dated November 16, 1964, was considered by the Board. The Secretary read the application, in full and also the following correspondence received in connection with this application: Letter from Mr. Worth E. Cunningham, Acting District Superintendent, District No. 1, New Jersey State Highway Department, dated January 4, 1965 and advising as to the issuance of a Temporary Access Permit; Letter from the Somerset County Planning Board dated December 18, 1964 advising as to approval of that agency and Letter from Township Engineer Apgar dated December 24, 1964 and advising as to map corrections required and the fact that the 9.4 acre tract does not meet the minimum average width of 350 feet as required by the Bedminster Township Planning Board. Mr. Agle recommended that the Planning Board consider a requirement that the owner of the property under consideration allow a right of way for access to the property of the owner at the rear,, and also an access road off Route # 206 to each of the properties involved in the subdivision. Mr. Agle stated that it is very poor and hazardous planning to allow four driveways in close proximity on a main highway. Chairman Fales suggested that Mr. John Dillon, Agent for the applicant, furnish more details relative to the subdivision application and that he consider the suggested changes. It was on motion by Mayor Kean, seconded by Mr. Fales and unanimously carried that this application be classified as a major subdivision.

P.P. 65-172

The application of John F. and May R. Marder for approval of a subdivision of land fronting on Lamington Road and Fairview Drive, Bedminster, N.J. and consisting of two lots known and designated as Lots 37 and 41 in Block 22 on the Bedminster Township Tax Map, all according to a map or plan made by John F. Marder, P.E. Lic. No. 6474 and dated January, 1965 was considered by the Board. The Secretary read the application in full. Counsel Boulby advised that there is some question as to whether the Board has jurisdiction in this matter. He advised that the two lots were acquired at two distinctly different times with different deeds. He further advised that the applicant acquired these lots prior to the adoption of the subdivision ordinance and that the lot on Fairview Drive is an undeveloped lot, whereas the lot on Lamington Road is a residence lot. Counsel further stated that each lot bears a separate Lot and Block number on the Tax Map and that they are assessed and taxed separately. Counsel stated that a title company is hedging on issuance of title insurance because of the uncertainty of the law. Counsel recommended that the Planning Board remove the technical objection and advised that the size of the Fairview Drive lot is a question for the Board of Adjustment. It was regularly moved, seconded and carried that partition approval be granted, separating Lot 37 from Lot 41, based upon the fact that these lots are separately assessed and taxed as separate parcels and, further, based on the fact that one is a residence lot and the other is a vacant lot.

Mr. Agle presented a memorandum entitled "MASTER PLAN FOR BEDMINSTER (DRAFT)" dated January 25, 1965. He also exhibited maps entitled "Detail of Bedminster Village, Pluckemin Area", "Master Plan" and "Suggested Zoning Changes". Mr. Agle read his memorandum in full. He reminded those present that the Master Plan can be amended, repealed or modified by future Planning Boards. He suggested that, before implementation, there should be a concensus of the Planning Board and the Advisory Committee.

Chairman Fales stated that he would prefer that the Township Committee look at the Master Plan first and then advise the Planning Board of its feeling. Mayor Kean advised that the Community Facilities Plan has been pretty well studied and that it should be easily considered and passed this evening. Mayor Kean further stated that

Regular Meeting, January 25, 1965  
( Continued )

the Road Committee Report is also ready for action. Mr. Slater reviewed the report of the Road Committee including recommendations as to present and future roads. Mr. Agle then explained the Major Thorofare Plan as shown on the proposed Master Plan. Mr. Slater advised that the plan contemplated a road for every square mile of Township land area. He advised that the Lamington Road, in the future, would serve the Oldwick, Bedminster and Bernardsville area whereas the Black River Road and Rattlesnake Bridge Road will become a major traffic generator for access to I-78. Pottersville Road would become a major thorofare, whereas River Road and Burnt Hills Road would be local roads. He stated that, with the exception of roads requiring a 60 foot right of way, all other roads should have sufficient right of way width so that they would be widened as needed without the destruction of homes. He suggested that the requirements of subdivision approval include a prohibition from building houses within the limits of the road.

Mayor Kean pointed out that minor roads within a subdivision would have a 50 foot right of way.

Mr. Slater advised as to slight alignment change possibilities in the event of development on certain roads.

Mr. Zimmerman stated that the plan would involve either a new system of roads or the proposed plan would have to be used.

Mr. Agle explained the defense of the Road Plan, particularly, as to freedom of movement.

Mr. Ten Eyck mentioned the "Reverse Frontage" theory. He also mentioned the staggering of entrances for future subdivisions.

Mayor Kean suggested that the road around Pluckemin be called the "Pluckemin By-Pass".

It was on motion by Mayor Kean, seconded by Chairman Fales and carried that the report of the sub-committee on roads be accepted and approved subject to certain recommended changes and clarification of the last paragraph of Mr. Agle's memorandum dated January 25, 1965.

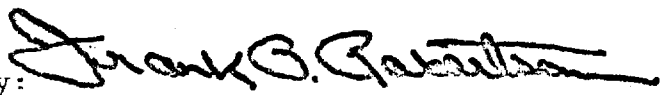
Mr. John Schork summarized the report of the sub-committee on Community Facilities. He advised that two locations were considered, namely, the southwest corner of the intersection of Lamington Road and Route # 206 and the property owned by the Board of Education and the Township of Bedminster on the easterly side of Somerville Road. He stated that the first location was eliminated because of land configuration and cost of acquisition. He stated that the second location provides for adequate traffic flow and that this location could be developed, in its entirety, as a Community Facilities Area. Mr. Schork explained the map showing proposed Community Facilities use and suggested that a similar map be drawn without buildings to make the proposal more palatable. He stated that, if the concept is accepted, the Township can move more rapidly toward acquisition of the land. He further stated that the joint utilization of the property is more acceptable. Mr. Schork advised that the Board of Education has been approached with the proposed plan and that agreement is indicated. He advised that acquisition of the property in question would take rather undesirable residence land out of circulation.

Mr. Agle suggested the possibility of a shallower lake with a wider lake area at the southern end on this tract. He further suggested possible negotiations with the owner following completion of the lake and removal of the gravel.

Mr. Schork advised that the school enrollment could reach 500 at the present location and that further expansion must then be considered. Mr. Agle requested that further consideration be given as to additional school sites.

It was on motion by Mayor Kean, seconded by Mr. R.E. Smith and carried that the recommendations and report of the sub-committee on Community Facilities be accepted and approved.

There being no further business, the meeting adjourned at 11:10 P.M.

Attest:   
Secretary: