

RULS - AD - 1965 - 20

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Bedminster Planning Board Special Meeting Notes

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The Planning Board of the Township of Bedminster met in Special Session at the Bedminster School at 8:15 P.M. on this date. Members present were Chairman Fales, Messrs. Field, Kean, Slater, R.E. Smith, P.W. Smith, and Winkler. Others present were Counsel Bowlby, Mr. Agle, the Secretary and the following members of the Mayor's Citizen's Advisory Committee: Messrs. Buccini, Ten Eyck, Look, Gavin, Follock, Spiveck, Schork, Zimmerman, Ballentine and Ewing.

Chairman Fales suggested a discussion of the Pluckemin area and the area north east of Pluckemin. Mr. Agle suggested a light industry and research use for the land south of Route 78 to the Bridgewater Township line. He stated that it would be the equivalent of the use as designated by Bridgewater Township and should be of the same minimum acreage as that established by Bridgewater Township. Mr. Agle further suggested that the area to the north of Washington Valley Road and east of Route 202-206, consisting of approximately 182 acres, could be reserved for light industry and research. He further stated that Bedminster Township is not suited for industry as such since there is no large labor pool or required transportation facilities. He noted that there is a steep slope to the east of this land and the condensed Pluckemin area to the south and west. He stated that this is the best opportunity for some balance in land use in Bedminster Township. He further noted that this area could remain as five acre residence zone and that it has a good topography for building.

Mayor Kean suggested that the area under consideration be reduced to a 3 acre zone and that the area north of Route 287 and east of Route 202-206 be considered for 10 acre zoning. Mr. Agle then explained the area shaded in orange on the land use map and noted that a 1 acre district is indicated due to existing developments. Chairman Fales stated that it might be well to discuss these proposals with the residents of Pluckemin.

Mr. Buccini questioned Mr. Winkler as to why the land use sub-committee favored the plan as shown by Mr. Agle. Mr. Winkler indicated that the sub-committee on land use had followed Mr. Agle's suggestions. A discussion on architectural regulations, minimum cost of construction, etc. followed.

Mr. Ewing suggested that the area in Pluckemin indicated by the orange shading be considered for rezoning to 2 acres. Mr. Agle advised that the character of the Pluckemin area with the present road pattern is not conducive to the sale of 2 acre lots. He noted that this is currently developed on a 1/2 and 1 acre basis. He further noted that the possibility of a sewer plant and the extension of a sewer main for an additional 100 homes must be faced. He further noted that the Township would still be faced with percolation problems on 2 acre lots. Mr. Ten Eyck noted that a possible tie-in with the Bridgewater-Raritan Trunk Sewer Line of 14 inch diameter would not permit the handling of an additional 100 houses.

Mayor Kean suggested that the proposed research area be moved north of Route 287 and that the other area under consideration to the south of Route 287 remain in a 5 acre residence zone.

An attempt was made to vote on the various proposals as indicated on the land use map, however, the vote was not indicative because of several alternate proposals.

Mr. Buccini suggested that Mr. Agle furnish a more specific definition of a research use.

The Chairman announced that the next regular meeting of the Planning Board would be held at the Bedminster School on Tuesday, February 23, 1965 at 8:00 P.M.

Attest: 