

RULS-AD-1968-50

10/28/68

Bedminster Planning Board Regular Meeting Notes

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Counsel Bowlby pointed out that the new zoning ordinance had been adopted just a week prior to this meeting and he felt it would be to the applicant's advantage to review it thoroughly.

The applicant, through his attorney, requested the matter be tabled pending their review of the new zoning ordinance and the adjustment of the application to conform therewith. The Board granted the request.

The Board then began consideration of the amendment to the Zoning Ordinance which had been passed on first reading by the Township Committee and forwarded to the Planning Board for review.

Counsel Bowlby summarized the changes which, in the main, deal with the creation of a new type zone (Research-Office) and the rules and regulations governing it; non-conforming uses (this taking into account the suggestions of the Committee for the Preservation of Bedminster); the reverting of the two properties behind the Bedminster Inn to business; the restoration of the business zone on the northwesterly corner of the Lamington Road intersection; and the establishment of the area of the two properties in the Research-Office zone, one being Research-Cottrell on the easterly side of the intersection and the other being the Rodenbach property on the westerly side.

Mayor Kean indicated he had a letter from the sub-committee regarding the number of horses which should be allowed to be pastured but that the report was not in final form and thus not available for incorporation in the present amendment.

Col. Field suggested the possibility of making the definition of the nuisance factor more encompassing in Article IX-A, sub-section 3 (p).

Mr. Gavin suggested the addition of the date of the adoption of the new ordinance (October 21, 1968) at the end of the title.

Mr. Frank Phoenix of Lamington Road asked for a clarification regarding the buffer - was it to be next to a residential use or a residential zone. Counsel Bowlby stated it was residential zone.

Mayor Kean pointed out that the Township Committee in establishing this amendment conferred with Mr. Agle and received his advice and counsel in the making of the amendment.

There being no further comments or suggestions from either the Board or the public in attendance, it was on motion of Col. Field, seconded by Mr. Gavin and unanimously carried, that the amendment to the Zoning Ordinance under consideration be approved subject to the following suggested changes:

(1) The addition in the Title of the date of the adoption of the new ordinance - October 21, 1968 -, which date is to appear at the end after December 19, 1966.

(2) On page 4 in item (p) of sub-section 3 under Article IX-A, to add the word "objects".

It was further unanimously voted to report this approval with the changes suggested to the Township Committee for their consideration.

Col. Field suggested that it be brought to the attention of the Sunoco Station in Pluckemin that the floodlight be deflected somewhat so that it does not reflect right on the road. He stated that when driving north through Pluckemin approaching the station, it appears that a one headlight vehicle is on the road.

Mr. Gavin brought to the Board's attention that the Ski Tow was showing signs of activity in the way of soil removal and it appeared that a parking lot was being constructed. The question as to this operation is whether or not the owners must seek permission of either the Board or Adjustment or the Planning Board. It was decided that Counsel Bowlby and the Building Inspector confer on this matter and Counsel to report his findings subsequently.

There was a brief discussion precipitated by Col. Field on the plumbing shop which operates in the township. Col. Field questioned whether it was in violation of the new ordinance. It was indicated by Counsel that the shop in question was in operation prior to the adoption of the new ordinance.

Chairman Slater stated he had received from Mr. Edwin Jenkins, President of the Library Association, several copies of a report entitled, "Sites and Buildings Considered for Location of Bedminster-Far Hills Public Library 1960-1966". The report lists the buildings considered, the date considered, the disposition and the reasons.

On question by Mayor Kean as to why Texaco was not scheduled, Counsel Bowlby indicated that the conference among the Texaco representatives, Mr. Agle and himself had not as yet taken place and that he was informed that drawings are being prepared. Mayor Kean stated that the citizenry should be made aware of the scheduling of the Texaco application due to the fact that a good many people have expressed interest in it. It was decided that when Counsel Bowlby was informed of the date, he would either pass the word along directly to the press or pass the work along to Chairman Slater or the Secretary.

There being no further business to come before the Board, the meeting, on motion, was adjourned at 9:30 P.M.

ATTEST:

SECRETARY: *Ann Sieminski*
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