

RULS-AD-1982-50

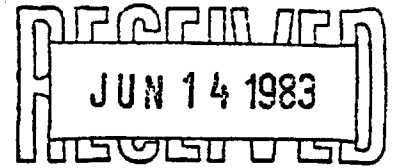
8/16/82

Correspondence from Leonard Dobbs to the Planning
Board of Bedminster Tp.

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Leonard Dobbs
111 Central Avenue
Lawrence, New York
11559

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11/28/84 - ED



August 16, 1982

Planning Board of the Township of Bedminster
J. William Scher, Chairman
Administrative and Executive Offices
Hillside Avenue
Bedminster, New Jersey 07921

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Dear Mr. Scher and Board Members:

Thank you for allowing Dr. Wallace and me the time on Wednesday evening, July 28, 1982, to submit to you an alternative proposal for the development of my property in your community. At that time we left certain documents with you illustrating corridor definitions as made by various planning agencies and a proposed concept plan in diagrammatic form. A copy of the concept plan is enclosed for your reference. That submission is in addition to the eight reports delivered to the Master Plan Subcommittee, February 12, 1982, outlining the work of the consultants who have reviewed various aspects concerning the physical development of the Site. These reports, a list of which is attached, are a matter of record within the Township.

The purpose of this letter is to summarize our presentation and my proposal in a concise manner in an effort to assist you in your deliberations.

The Corridor

It is clear from the reading of your Part I - Background Studies, dated April 1982, the Court's concept of the corridor was that it would "straddle" Routes 202-206. It in fact does so except on the Site. The Tri-State Regional Planning Commission, the State Development Guidelines and the Somerset County Master Plan each include all or most of the Site within the "developing corridor." Judge Leahy stated with regard to the corridor "...the Zoning within the Corridor... is not easily justified... the County Master Plan anticipates Village Neighborhood development on both sides of Routes 202-206... unless in specific areas and for specific reasons such densities would constitute improper land use development." The Judge then exempted the Site from the Corridor reportedly "...based on the proofs submitted to us as to the ecological sensitivity of the area... this Court accepts the decision of the municipal officials (emphasis added) as to the provisions, locations, and extent of the R-3 zone."

This decision was based on misinformation presumably derived from the gross data used by the Township. On a "site-specific" basis more detailed information shows that the Site has little limitation for development other than for those uses that require on-site septic systems. Moreover our studies have shown that all negative environmental impacts that may be anticipated in connection with the development of the Site as proposed can be adequately dealt with by appropriate mitigating actions.

The Proposal

The proposed uses for the Site are as follows:

Use	Acres
Commercial	112
Hotel/Conference Center	20
Residential	30
Municipal Facilities	20
Open Space	29
Total	211

The Commercial Area would be utilized for a retail center of 850,000 to 950,000 square feet. If the appropriate major retailers are not forthcoming for the retail center, it would be my intention as part of this alternative to develop the commercial area as a Corporate Office Park.

A 250 to 300-room "campus-style" Hotel/Conference Center would be built on the 20-acre portion of the Site furthest north. Efforts will be made to have the tennis courts, swimming pool and other physical fitness facilities attendant to this use open to the community on an appropriate basis.

Three hundred townhouses or other appropriate low-rise dwelling units would be built on the western portion of the Site. This housing would not be built for at least ten years and the parcel would be available during that period for a mutually agreeable Township use.

Twenty acres at the southwestern corner of the Site (with 900-foot-approximate frontage on River Road) would be donated to the Township for a Municipal Facilities Center.

Approximately twenty-nine acres (all the land from River Road south to the North Branch of the Raritan River) would be dedicated as open space for passive recreation purposes. This area will be in addition to the "green acres" easement along the Route 202-206 boundary of the Site.

I propose that the Planning Board and the Township zone the entire 211-acre Site Planned Unit Development (PUD) in a manner to allow the above to take place. With the Site zoned PUD the Planning Board, together with all other appropriate commissions or authorities, will be able to participate in every step of the Site's development—a process that my consultants and I would anticipate and welcome.

The use of the Site as proposed in this alternative locates various centers of activity near traffic access points of high quality, i.e., the Interstate system and the non-residential, undeveloped portions of Routes 202-206. The planning principle is to put relatively intensive development on property where traffic capacity already

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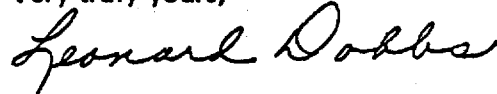
exists rather than string out development along a highway where other major changes in the road network become necessary. There are, of course, certain traffic modifications required to provide a high level of service for the Site. They are feasible and their cost will be borne by me.

Concentrating commercial use on the Site absorbs and tends to preclude the pressure for strip commercial development. The proposed use of the Site reduces the threat of sprawl. The opportunity to plan the use of a large tract of land assures the community the ability to deal with environmental concerns in a coordinated, highly-skilled and sensitive manner.

As I have demonstrated, a project of this scale can afford to contribute in ways, other than taxes, to the long-term benefit of the community and I am prepared to cooperate with you in that pursuit.

My consultants and I welcome any comments you may have with regard to this proposal and stand ready to respond to any question concerning the material that has been submitted.

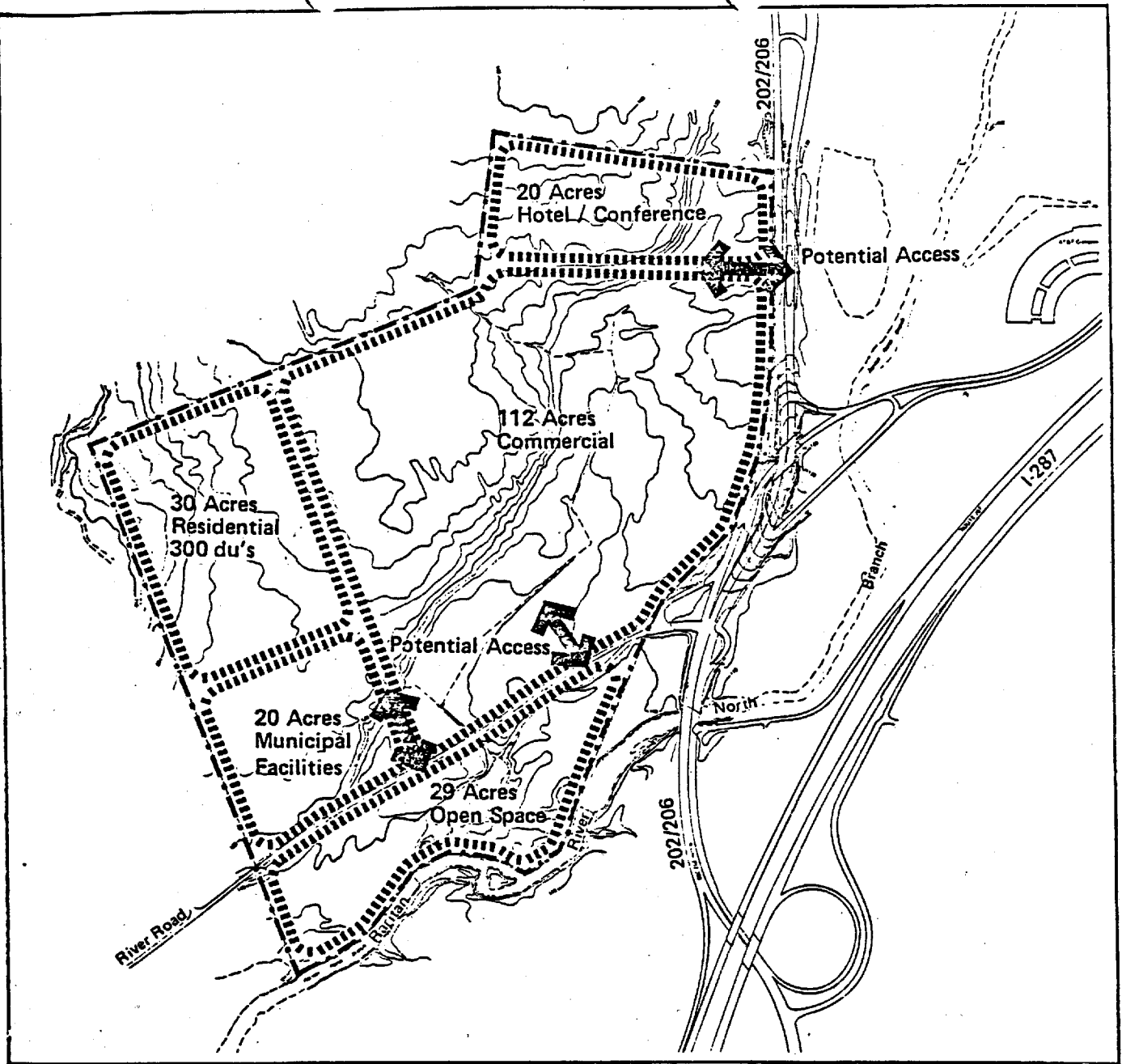
Very truly yours,



Leonard Dobbs

LD:md

Enclosure



Proposed PUD

July 1982

BEDMINSTER CENTER

SOMERSET COUNTY
NEW JERSEY

WRT

WATER RESOURCES TECHNOLOGIES, INC.

