



COUNTY OF SOMERSET PLANNING BOARD

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March 27, 2024

Carol Guttschall, Chairwoman
Bedminster Township Land Use Board
One Miller Lane
Bedminster, NJ 07921

Re: 2475 LAMINGTON ROAD
BLOCK 27, LOTS 21 & 22
2475 LAMINGTON ROAD (CR 523)
BM 0250:002-23S

Dear Ms. Guttschall,

This office and the Office of the County Engineer have reviewed the information submitted for the above-referenced development project. The reviewed information consists of a plan entitled:

- “Variance Plan, Lots 21 & 22 Block 27, 2475 Lamington Road, Bedminster Township, Somerset County, New Jersey” dated October 10, 2023 and last revised December 1, 2023, prepared by Apgar Associates.
- “Map Showing Survey of Lots 21 & 22 Block 27, 2475 Lamington Road, Bedminster Township, Somerset County, New Jersey” dated May 30, 2023, prepared by Apgar Associates.
- Architectural renderings last revised May 12, 2023, prepared by Joseph M. Marchese Architect.

The project proposes the conversion of the existing building into a two-family residential dwelling with individual units on the first floor and second floor of the building. No changes are proposed to the existing access drives off Lamington Road (CR 523).

The Somerset County Planning Board has deemed this application incomplete pending resolution of the following.

Access and Frontage Requirements

The plans show no proposed changes to the existing access point off Lamington Road or any changes within the County right-of-way. If the

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

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Township requires any changes that affect the County right-of-way in the future, the plans shall be re-submitted for review and acceptance.

Right-of-Way Requirements

Lamington Road (CR 523) is classified as a Minor Arterial as per the County Master Plan. As per previous application reviews for this property, a proposed right-of-way dedication is shown on the plans. The plans shall be revised to show the physical centerline of Lamington Road and to show a dimension line that labels the distance between the physical centerline and the proposed right-of-way line in order to confirm that the proposed right-of-way line measures to be 33 feet from the physical centerline

A metes and bounds description of the dedication area that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance to the Office of the County Engineer. The metes and bounds description must describe the dedicated area to the centerline of the County road.

The right-of-way dedication shall be recorded separately by deed in the County Clerk's Office. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the right-of-way to Somerset County. The original copy of the executed deed shall be returned to this office for filing with the County Clerk. All executed deeds shall be submitted with the applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at www.state.nj.us/treasury/taxation.

This report reflects comments from the Office of the County Engineer (908) 231-7641 and the County Planning Board. If there are any questions, please contact the appropriate individual below.

Sincerely,



Erika K. Phillips
Supervising Planner



Jonathan C. Blank, P.E., C.M.E.
Principal Engineer, Land Development

Attachments
cc:

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