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November 13, 2023

VIA EMAIL AND FEDERAL EXPRESS

Ms. Janine DeLeon, Administrator
Bedminster Township Land Use Board
1 Miller Lane
Bedminster, NJ 07921

Re: 2475 Lamington Rd Bedminster, LLC/Variance Application
Block 27, Lots 21 and 22, Bedminster Township, New Jersey

Dear Ms. DeLeon:

This letter is being submitted in response to Mr. Ferriero's completeness letter dated August 11, 2023, a copy of which is enclosed. The numbered responses below correspond to the numbered items in Mr. Ferriero's August 11th letter.

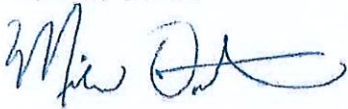
1. The Historic Preservation Commission Certificate of Appropriateness was submitted to Ms. DeLeon by email on 8/8/23. Five (5) additional copies are enclosed herewith.
2. An RSIS Certification has been added to the Variance Plan prepared by Apgar Associates, copies of which are being delivered today to Ms. DeLeon by Apgar Associates.
3. Waiver.
4. A Tax Certification was submitted to Ms. DeLeon by email on 6/22/23. Five (5) additional copies are enclosed herewith.
5. The applicant is not seeking site plan approval and is not proposing to construct any improvements to the property that would require County Planning Board approval. The applicant is seeking a use variance from the Bedminster Land Management Ordinance. Somerset County Planning Board approval is not required for a Bedminster use variance.
6. This item has been added to the Variance Plan prepared by Apgar Associates, copies of which are being delivered today to Ms. DeLeon by Apgar Associates.
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11. Waiver.
12. Waiver.
13. Waiver.

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14. Waiver.
15. The right-of-way dedication in question was required as a condition of Somerset County Planning Board approval obtained by a prior owner of the property for a project that was never constructed. Consequently, that County Planning Board approval and the condition in that approval requiring a right-of-way dedication are void and inapplicable.
16. Waiver.
17. This item has been added to the Variance Plan prepared by Apgar Associates, copies of which are being delivered today to Ms. DeLeon by Apgar Associates.
18. Five (5) sealed copies of a Lighting Site Plan dated 10.31.23, prepared by Inglese Architecture + Engineering, are enclosed herewith.
19. Waiver.
20. This item has been added to the Variance Plan prepared by Apgar Associates, copies of which are being delivered today to Ms. DeLeon by Apgar Associates.
21. Waiver.

If you have any questions or require any additional information or documentation in connection with this application, please do not hesitate to contact me.

Very truly yours,



Michael Osterman, Esq.

cc: Mr. Richard Van Orden (with enclosures) (via email)
Mr. Paul Fox, P.E. (with enclosures) (via email)
Mr. Peter Steck, P.P. (with enclosures) (via email)
Mr. Joseph M. Marchese, Architect (with enclosures) (via email)