



January 24, 2024

Carol Guttschall, Chair
Bedminster Township Land Use Board
1 Miller Lane
Bedminster, New Jersey 07921

Re: 2475 Lamington Road LLC Variance Application
Block 27, Lots 21 and 22
2475 Lamington Road
FEI Project No. 23BD203/BDES-116

Dear Ms. Guttschall:

The above referenced application requests use variance approval for the conversion of the existing building on lots 21 and 22 in block 27 into two residential units. The following documents have been submitted in support of the application:

1. Cover letter, dated December 13, 2023, prepared by Michael Osterman, Esq.
2. Land Use Board Application Form and rider, dated June 7, 2023, prepared by Richard Van Orden
3. Checklist, dated June 1, 2023, prepared by Michael Osterman, Esq.
4. Survey, dated May 30, 2023, prepared by Wayne F. Holman, PLS
5. Architectural Building Renderings
6. Architectural Plans, consisting of two sheets revised through June 5, 2023, prepared by Joseph M. Marchese, Architect
7. Historic Preservation Commission Certificate of Appropriateness, dated November 17, 2022
8. Certificate of Paid Taxes, dated December 5, 2023
9. Variance Plan, revised through December, 2023, prepared by Paul D. Fox, PE
10. Somerset County Planning Board Application, dated December 11, 2023

A review of the above referenced documents results in the following comments for the Board's consideration:

- I. General - The application indicates that the proposal is to convert a "Single-family residential (2nd floor) plus vacant formerly commercial space (1st floor)" into two dwelling units. It should be noted that the structure was previously approved and used as a single user catering facility. Subsequent to that use, the Board approved a single commercial use in the building which approval was never perfected or executed. The site has never been approved for more than one use. The owner converted the building to an upstairs residence and a vacant "commercial " space on the first floor without a zoning permit or site plan approval. The

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second-floor apartment is currently occupied without the appropriate zoning/site plan approvals. The current application is for a use variance for two residential units. In the event that the applicant does not receive the requested use variance approval, he will still need to seek site plan approval for the current mixed use in the building.

II. Variance Plan

- A. The existing parking lot is in relatively poor condition and is partially gravel. It also is substantially larger than what would be required for two apartments. The parking area should be reduced to what is required and repaved and striped to show the parking stalls. A parking calculation for the required parking should be added to the plan.
- B. If the building is to be converted to a two family dwelling, it is recommended that the site improvements be more typical of a two family home. That would include reducing the total parking area and potentially eliminating one of the access points to Lamington Road. The smaller parking lot would make it less likely that commercial vehicles/trailers would be parked/stored in the lot.
- C. If the parking area is to remain unpaved and uncurbed, a design waiver will be required.

III. Architectural Plans

- A. The photo renderings of the building show façade changes, such as the removal of the shutters. The shutters are currently in disrepair and falling off the building. Approval from the façade changes is required from the HPC. The HPC approval notes the removal of windows and modifications to the porch railing. It does not mention the removal of the shutters.
- B. The architectural plans do not note which windows are to be removed. This needs to be presented to the Board.
- C. The windows on the east rendering are inconsistent with the architectural plans. The plans show a double window on the second floor that is not on the rendering.

IV. Lighting Plan

- A. The proposed fixtures do not comply with the Township ordinance. Concealed sources are required.
- B. The lights mounted under the front porch must have a flush lens.
- C. The canopy light must have a flush lens.
- D. The right of way line on the lighting plan differs from the variance plan. The lines must be consistent and the lighting relocated if necessary.
- E. As noted above, it is recommended that the parking area be reduced. This would reduce the amount of required site lighting.
- F. The maximum, minimum and average lighting levels needs to be provided. The average should be for the parking area. It appears design waivers are required.
- G. The color temperature of the propose lighting is too high. 5000K is proposed. No more than 3500K should be provided.

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I trust the above comments are useful to the Board in its consideration of the application.

Very truly yours,



Paul W. Ferriero, PE, CME
Township Engineer

cc: Board Members
Thomas Collins, Esq.
Frank Banisch, PP/AICP