

KEY MAP

SCALE: 1" = 200' ±

TAX MAP SHEET NOS. 6.03, 6.04, 10.03 & 10.04

To comply with P.L. 1991, Chapter 245, the following is a presumed list of ALL Public Utilities serving this Municipality. "Each must be notified"

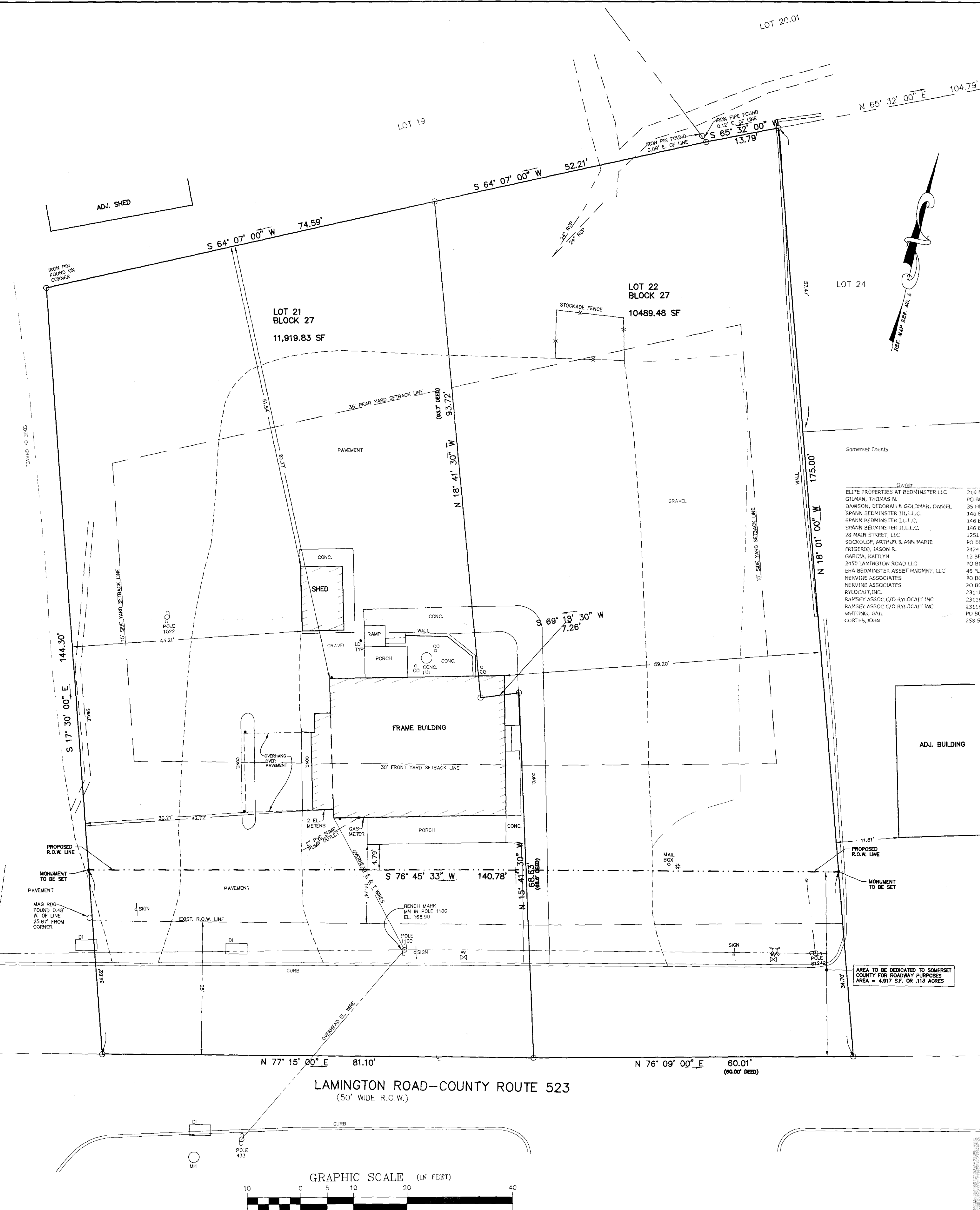
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|---|--|
| Public Service Electric & Gas Company
80 Park Plaza, PO Box 570
Newark, NJ 07102 | Jersey Central Power & Light
300 Madison Avenue
Morristown, NJ 07960 |
| NJ American Water
1025 Laurel Oak Road
Voorhees, NJ 08043 | Bedminster Township Sewer Utility
1 Miller Lane
Bedminster, NJ 07921 |
| Cablevision (aka: Optimum by Altice)
275 Centennial Ave
Piscataway, NJ 08855-6805 | Comcast (aka: Xfinity)
800 Rahway Avenue
Union, NJ 07083 |
| Verizon New Jersey, Inc.
6000 Hadley Road
South Plainfield, NJ 07080 | |

- NOTE:**
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| If County Road - NOTIFY:
Somerset County Planning Board
PO Box 3000
Somerville, NJ 08876 | If State Road - NOTIFY:
State of NJ Dept of Transportation
PO Box 600
Trenton, NJ 08625 |
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MAP REFERENCES:

- "MAP SHOWING SURVEY OF LOTS 21 & 22 BLOCK 27 2475 LAMINGTON ROAD BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY", PREPARED BY APGAR ASSOCIATES, DATED MAY 30, 2023.
- "BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY OF LOTS 21 & 22 BLOCK 27 2475 LAMINGTON ROAD BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY", PREPARED BY APGAR ASSOCIATES, DATED FEBRUARY 4, 2019.
- "FINAL PLAT SUBDIVISION OF LOT 20 BLOCK 27 BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY", PREPARED BY APGAR ASSOCIATES, DATED JANUARY 5, 1996, AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON APRIL 11, 1995 AS MAP NO. 3090.
- "MAP SHOWING PROPERTY OF NEAL T. AND JOSEPHINE B. GILMAN BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY OFFICE OF LESLIE M. APGAR, DATED AUGUST 1953.
- "MAP SHOWING PROPERTY OF JOSEPH E. & RUTH E. HOCHADEL BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY LESLIE M. APGAR & ASSOCIATES, DATED JULY 1968.
- "MAP SHOWING PROPERTY SITUATED IN BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY LESLIE M. APGAR & ASSOCIATES, DATED JANUARY 1967.
- "PROPERTY SURVEY FOR STERLING SECURITY CORPORATION BEDMINSTER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY LESLIE M. APGAR & ASSOCIATES, DATED FEBRUARY 1967.

NOTE:
APPLICANT HEREBY ACKNOWLEDGES NOTICE THAT THERE ARE PRESENTLY, OR MAY IN THE FUTURE BE, AGRICULTURAL LAND USES ADJACENT OR IN CLOSE PROXIMITY TO THE WITHIN DESCRIBED PREMISES AND THAT FROM SUCH USES THERE MAY ARISE OR EMANATE NOISE, ODORS, DUST, AND FUMES ASSOCIATED WITH AGRICULTURAL PRACTICES PERMITTED UNDER THE BEDMINSTER TOWNSHIP RIGHT TO FARM ORDINANCE. APPLICANT HEREBY WAIVES OBJECTION TO SUCH ACTIVITIES.



VN ZONE - NON-RESIDENTIAL USE			
PRINCIPAL BUILDING	REQUIRED	EXISTING (LOTS 21 & 22)	PROPOSED
LOT AREA	½ ACRE	0.5144 ACRES (D) 0.4335 ACRES TO R.O.W.*	0.5144 ACRES (D) 0.4016 ACRES TO R.O.W.*
LOT FRONTAGE	90'	140.88'	N.C.
LOT WIDTH	90'	140.61'	N.C.
LOT DEPTH	120'	134.78'	N.C.
SIDE YARD SETBACK (EACH)	15' (1)	42.72' / 59.20'	N.C.
FRONT YARD SETBACK	30'	14.74' *	4.79' *
REAR YARD SETBACK	35'	83.27'	N.C.
FLOOR AREA RATIO	0.17	0.098	N.C.
MAX BUILDING SIZE	5,000 S.F. (MAX)	924 S.F.	N.C.
LOT COVERAGE	45% (8,498 S.F.)	51.37% (9,700.45 S.F.) *	N.C.
MAX BUILDING HEIGHT	2 ½ STORIES / 35'	25.78'	N.C.
ACCESSORY BUILDING MINIMUM			
DISTANCE TO SIDE LINE	10'	43.21'	N.C.
DISTANCE TO REAR LINE	10'	61.54'	N.C.
DISTANCE TO OTHER BUILDING	10'	9.07'	N.C.

(1) 10' WHEN ABUTTING NON-RESIDENTIAL
* EXISTING NON-CONFORMITY

LAND USE BOARD

APPROVED BY THE LAND USE BOARD:

CHAIRMAN	DATE
SECRETARY	DATE

TOWNSHIP ENGINEER

I HAVE REVIEWED THIS DEVELOPMENT PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER	DATE
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PROPERTY OWNERS LIST

Owner	Address	City, State	Zoning Code	Property Location	Block	Lot	Qual	Class
ELITE PROPERTIES AT BEDMINSTER LLC	210 MOUNTAIN BLVD, BLDG A	WATCHUNG, NJ	07089	2435 LAMINGTON ROAD	27	18		4A
GILMAN, THOMAS R.	PO BOX 208	BEDMINSTER, NJ	07921	2465 LAMINGTON ROAD	27	19		2
DAWSON, DEBORAH & GOLDMAN, DANIEL	35 HILLSIDE AVENUE	BEDMINSTER, NJ	07921	35 HILLSIDE AVENUE	27	20		2
SPAWN BEDMINSTER III, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	25 HILLSIDE AVENUE	27	20.01		1
SPAWN BEDMINSTER III, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	2467 LAMINGTON ROAD	27	23		4A
SPAWN BEDMINSTER III, L.L.C.	146 E ASBURY ANDERSON RD	WASHINGTON, NJ	07882	2467 LAMINGTON ROAD	27	24		4A
28 MAIN STREET, LLC	1251 ROUTE 202/206	BRIDGEWATER, NJ	08807	285 MAIN STREET	31	7		4A
SOKOLOFF, ARTHUR & ANN MARIE	PO BOX 84	BEDMINSTER, NJ	07921	291 MAIN STREET	31	7.01		4A
FRIGERIO, JASON R.	2424 LAMINGTON RD	BEDMINSTER, NJ	07921	2424 LAMINGTON ROAD	33	5		4A
GARCIA, KATHLYN	13 BRIDGE HOLLOW RD	CALIFON, NJ	07830	2436 LAMINGTON ROAD	33	6		4A
PO BOX 7169	2450 LAMINGTON ROAD LLC	BEDMINSTER, NJ	07921	2450 LAMINGTON ROAD	33	7		2
EHA BEDMINSTER ASSET MGMT, LLC	46 FLEMING DR	HILLSBOROUGH, NJ	08844	2467 LAMINGTON ROAD	33	8		4A
NERVINE ASSOCIATES	PO BOX 11	FAR HILLS, NJ	07931	2470 LAMINGTON ROAD	33	9		1
NERVINE ASSOCIATES	PO BOX 11	FAR HILLS, NJ	07931	2470-84 LAMINGTON ROAD	33	10		4A
RYLOCAT, INC.	2318 FENBY LANE	SWAN LAKE, MT	59911	305 MAIN STREET	34	1		4A
RAMSEY ASSOC./D RYLOCAT INC	2318 FENBY LANE	SWAN LAKE, MT	59911	308 MAIN STREET	34	3		4A
RYWING, GAIL	PO BOX 253	BEDMINSTER, NJ	07921	312 MAIN STREET	34	4		4A
CORTESJOHN	256 SOMERVILLE ROAD	BEDMINSTER, NJ	07921	262 SOMERVILLE ROAD	34	10		4A
					34	11		2

NO.	DATE	REVISION	DESCRIPTION
1	12/1/23		ADD COUNTY ROW DEDICATION

VARIANCE PLAN

LOTS 21 & 22 BLOCK 27
2475 LAMINGTON ROAD
BEDMINSTER TOWNSHIP
SOMERSET COUNTY NEW JERSEY

APGAR ASSOCIATES
ENGINEERS - LAND SURVEYORS - PLANNERS
P.O. BOX 310 - 13 DE MUN PLACE
FAR HILLS, NEW JERSEY 07931
(908)234-0416

N.J. CERT. OF AUTH. NO. 240428023100
PAUL D. FOX
PROFESSIONAL ENGINEER
N.J. P.E. LIC. NO. 41120

MAP CAD SCALE: 1" = 10'
FOLDER 10533 DATE: OCTOBER 10, 2023
BOOK 422-3 DRAWN: BDS/az CHECKED: PDF
APPROVED: PDF FILE 10533
JOB 4-10533 DWG: NERVEINE

