

BEDMINSTER TOWNSHIP ENVIRONMENTAL COMMISSION

November 4,, 2015 Regular Meeting Minutes

APPROVED

The Bedminster Township Environmental Commission held their regular meeting on Wednesday, November 4, 2015 commencing at 7:05 p.m. in the Township Municipal Building, Main Meeting Room, One Miller Lane, Bedminster, NJ. The following Commissioners were in attendance: Chairman Jeffrey Leonard, Robbie Lert, George Rodelius, Art Stappenbeck, Renee Mareski, Donald MacNab, Jane Martin, and R. Colin Hickey.

TC Liaison CM Ken Olsen was also present.

Meeting was called to order at 7:05pm.

Recognition of a quorum was followed by a reading by Chairman Jeffrey Leonard of the Open Public meetings Act as required by law.

*Adequate notice of this meeting of the Bedminster Township Environmental Commission was sent to the Courier-News, Somerville; Bernardsville News, Bernardsville and to all subscribers and posted at the Township Municipal Building on January 8, 2015.*

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

October 7, 2015 Meeting Minutes were approved on a motion by Commissioner Martin, seconded by Commissioner MacNab. All in favor.

CORRESPONDENCE: No actionable correspondence.

NEW BUSINESS: APPLICATIONS

Hamilton Farms Gold and Equestrian Center, LLC Block 1 Lot 9:

Robert C. Moschello, P.E. of Gladstone Design, Inc., presented on behalf of the Applicant.

Appearance was to request EIS waiver regarding a proposal to renovate the existing clubhouse building, construct an addition for a banquet hall/cart storage facility, and associated site improvements. The permanent tent structure that is on the property will be removed and the area that the tent currently occupies will be restored to the gardens that were present prior to the tent being constructed.

A brief discussion followed with Commissioner Martin questioning patio space and Vice Chair Lert asking for clarification on below ground cart storage.

On a motion by Commissioner Mareski, seconded by Commissioner Hickey, the Commission voted to recommend the Waiver of the EIS subject to the report of the Town Engineer.

Roll call vote:

Chairman Leonard: Aye

Vice Chair Lert: Aye

Commissioner Rodelius: Aye

Commissioner Stappenbeck: Aye

Commissioner Mareski: Aye

Commissioner MacNab: Aye

Commissioner Martin: Aye

Commissioner Hickey: Aye

Commissioner Yellin: Aye

All in favor and Chairman Leonard signed the Approval for the EIS Waiver request.

Oaks Developers Oaks Developers JK, Lot 14 and Lot 15, Block 57; 255-261 Route 202/206.

James Madsen, engineer of Apgar Assoc. 13 DeMun Place, Far Hills NJ presented for the owner, Martin Whelan, also present.

Appearance was to request EIS waiver regarding a proposal to replace two older architecturally irrelevant and functionally obsolete buildings with a single building that is more architecturally appropriate and complementary with the other historic structures within the Village. The new building will be a two-story, classic federal design that will be used as professional offices, which is consistent with its prior use. The applicant has been before the Historic Commission and has stated they will be installing an on-site collection system that will result in a net reduction in storm water run-off.

A brief discussion followed with Commissioner Martin questioning effect on trees and Commissioner Stappenbeck questioning garage.

On a motion by Commissioner Rodelius, seconded by Commissioner Martin, the Commission voted to recommend the Waiver of the EIS subject to the report of the Town Engineer.

Roll call vote:

Chairman Leonard: Aye

Vice Chair Lert: Aye

Commissioner Rodelius: Aye

Commissioner Stappenbeck: Aye

Commissioner Mareski: Aye

Commissioner MacNab: Aye

Commissioner Martin: Aye

Commissioner Hickey: Aye

Commissioner Yellin: Aye

All in favor and Chairman Leonard signed the Approval for the EIS Waiver request.

Cm Olsen, upon excusing himself prior to the 3<sup>rd</sup> Application as 3<sup>rd</sup> Application involved D Variance, asked that the Agenda for the next EC meeting which was to be Joint EC/OS Meeting as per Township Ordinance, include a method on an annual basis that would coordinate management of certain various town owned properties including the Hike and Bike Extension. This includes identifying the stakeholders.

Bedminster II Funding LLC Lot 12 Block 33.

Robert C. Moschello, P.E. of Gladstone Design, Inc., presented on behalf of the Applicant.

Also present for the Applicant: Michael Sommer, Peter Coccoziello, Jr., Steve Lidster, David Oetner, all of 1041 US Highway 202/206 Bridgewater, NJ 08807.

Appearance was to request EIS waiver regarding the Applicant's proposal to further improve an already developed lot which currently contains 3 office buildings on the property. The redeveloped site will include 3 additional office buildings, 77 apartments, 30,000 SF of commercial space and 29,000 SF of retail space.

A lengthy discussion followed with questions and comments from many Commissioners:

Commissioner Rodelius: Original approvals and Vacancy discrepancy.

Commissioner Martin: Tree and plants.

Commissioner Stappenbeck: Parking.

Commissioner Mareski: Deer.

Commissioner MacNab: Impervious Surfaces.

Vice Chair Lert and Commissioner Hickey: The traffic study.

On a motion by Commissioner Stappenbeck, seconded by Commissioner Mareski, the Commission voted to DENY the Request of Waiver of the EIS and included the following list in its DENIAL: Noise, Wetlands, Lighting, Traffic, Wildlife, Air Pollution, Storm Water Management, Soil, and Other not as yet determined as pending report from Township Engineer.

Roll call vote:

Chairman Leonard: Aye

Vice Chair Lert: Aye

Commissioner Rodelius: Aye

Commissioner Stappenbeck: Aye

Commissioner Mareski: Aye

Commissioner MacNab: Aye

Commissioner Martin: Aye

Commissioner Hickey: Aye

Commissioner Yellin: Aye

All in favor and Chairman Leonard signed the DENIAL for the EIS Waiver request.

ADDITIONAL COMMISSIONER COMMENTS:

Commissioner Stappenbeck commented on the Hike and Bike Extension.

MEETING ADJOURNED at 8:35 pm on motion made by Commissioner Martin and seconded by Commissioner Rodelius.  
All in favor.

Respectfully submitted,

Robbie Lert

Vice Chair