

BEDMINSTER TOWNSHIP
REGULAR LAND USE BOARD MEETING
May 12, 2016 -7:00 pm

Vice Chairman Carol Guttschall called the meeting to order recognized a quorum, followed by Secretary Lindsey taking a roll call.

ROLL CALL: Present: Dorn Stewart, George Rodelius, Vice Chairman Carol Guttschall, Lou DiGiovine, Kathy Christie, and Doug Stevinson. Also present was Attorney Tom Collins, Engineer Mark Denisiuk and Planner Frank Banisch

Absent for roll call: Chairman Lance Boxer, Nick Strakhov, and Scott Zupnick - excused

Secretary Lindsey read the Open Public Meetings Act statement, followed by Vice Chairman Carol Guttschall leading the flag salute.

MINUTES:

April 14, 2016

On a motion by Lou GiGiovine, seconded by Kathy Christie and a majority voice vote the minutes were approved.

CORRESPONDENCE: None

RESOLUTIONS:

Somerset Air Service, Resolution# 2016-010

On a motion by George Rodelius, seconded by Dorn Stewart and a majority role call vote, the resolution was approved. (Kathy Christie abstained)

United States Equestrian Team, Resolution# 2016-011

On a motion by Lou DiGiovine, seconded by Dorn Stewart and a majority role call vote, the resolution was approved.

PUBLIC COMMENTS: None

DETERMINATION OF COMPLETENESS: None

ORDINANCES: None

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC HEARING(s) PLANNING BOARD

CONTINUED HEARINGS: None

NEW HEARINGS: None

BOARD MEMBER COMMENTS: None

PENDING APPLICATIONS PLANNING:

MIREF Bedminster, LUB# 16-007 (PB)

Block 59.26, Lot 11.2

Preliminary and Final Major Site Plan

Scheduled for June 9, 2016 Notice Required

PUBLIC HEARING(S) BOARD OF ADJUSTMENT:

CONTINUED HEARINGS:

Quantum Float Center, LUB# 15-012 (BOA)

Block 58, Lot 1

Preliminary and Final Site Plan

Correspondence received from Ferriero Engineering dated November 6, 2015 and January 19, 2016

Correspondence received from Banisch Associates dated April 5, 2016

Carried to May 5, 2016 no further notice

Attorney Glenn Williams was present representing the applicant for the continuation of the hearings for this application.

The applicant's Professional Planner, Michael Kauker testified reviewing for the board the current variances being proposed by the applicant for approval, as well as stating his beliefs as to why the float center is a permitted use in the zone.

After brief discussion between the applicant, the board and the professionals the board realized there were not enough members present who were eligible to vote on the application that evening; therefore the application was carried to June 2, 2016 with no further notice.

Video recording of this hearing is available on the Township website at:

www.bedminster.us

Audio recording of this hearing is also available upon request.

Lamington Family Holdings LLC, Trump National Golf, LUB# 15-002 (BOA)

Block 39, Lot 7

Preliminary and Final Site Plan with variances

Correspondence received from Ferriero Engineering dated May 11, 2015

Correspondence received from Banisch Associates dated May 11, 2015

Scheduled for May 12, 2016 Notice Received

Attorney Michael Lavery was present representing the applicant. Mr. Lavery reminded the board that this application is proposing a cemetery on a 1.2 acre lot. Witnesses for the application present were Rob Moschello, Professional Engineer of Gladstone Design, George Ridder, Professional Planner and Ed Russo of Lamington Family Holdings.

Board attorney Tom Collins stated that the application heard that evening would be treated and presented as a new application; significant enough changes were made to the original submission and approximately one year passed from the original hearing date.

Engineer Rob Moschello presented and reviewed:

A1 - Aerial exhibit

A2 - Lot coverage compliance exhibit

A3 - Lot coverage compliance exhibit

Ed Russo of Lamington Family Holdings testified that the cemetery will only be available for members of Trump National, veterans who are affiliated with Bedminster, as well as residents of Bedminster who are not associated with a church. Mr. Russo testified that the cemetery will be non denominational. The cemetery is proposed at 284 grave sites.

George Ridder, Professional Planner presented and reviewed:

A4 - Photographic board

After brief discussion with the board, professionals and applicant; Vice Chairman Guttschall accepted a motion to approve the d1 variance application for use as a cemetery with the conditions and restrictions set forth that night, i.e. Tombstones will be a maximum of 4 ft, maintenance of the cemetery will be performed by Trump National employees, no lights on tombstones, no buildings on the site proposed, etc. as well as standard conditions of Paul Ferriero and Frank Banisch

On a motion by Kathy Christie, seconded by Dorn Stewart and a majority roll call vote the application was approved.

NEW HEARINGS: None

BOARD MEMBER COMMENTS BOA: None

PENDING APPLICATIONS BOARD OF ADJUSTMENT:

Peter Chesson & Roy Barker, Co., LUB# 14-002 (BOA)

Block 71, Lots 14 & 15

Correspondence received from Ferriero Engineering dated March 20, 2014, February 1, 2016 and March 31, 2016

Correspondence received from Somerset County Planning Board dated March 31, 2014 approving the project

Correspondence received from Banisch Associates dated February 25, 2015
D variance

Carried to June 2, 2016 no further notice

Bedminster 2 Funding, LLC, LUB# 15-009 (BOA)

Block 33, Lot 12

Use and bulk variances

Correspondence received from Ferriero Engineering dated August 12, 2015 and October 26, 2015

Correspondence received from Banisch Associates dated November 1, 2015
Adjourned to July 14, 2016

Piancone residence, LUB# 16-001 (BOA)

Block 5, Lot 2

Preliminary and final variance approval

Scheduled for July 14, 2016 Notice Required

Gordon White, LUB# 16-003 (BOA)

Block 72, Lot 17

c1 and c2 variances

Scheduled for June 2, 2016 Notice Required

Alice M. Rochat, LUB# 16-005 (BOA)
Block 21, Lot 6.01
c1 variance
Scheduled for June 2, 2016 Notice Required

Stephen Rusmisl, LUB# 16-006 (BOA)
Block 45.02, Lot 11
Variance application
Correspondence received from Ferriero Engineering dated May 2, 2016
Scheduled for June 2, 2016 Notice Required

Sletteland, LUB# 16-008 (BOA)
Block 45.01, Lot 5
Variance application

EXECUTIVE SESSION: None

ADJOURNMENT:

As there was no further business that evening, and on a motion by George Rodelius, seconded by Dorn Stewart and a majority voice vote the meeting adjourned at 9:19pm.

Trina Lindsey, Board Secretary