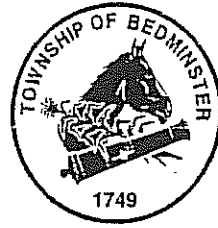


Affidavit of Publication

STATE OF NEW JERSEY
Township of Bedminster
Somerset County



I, Judith A. Sullivan, the Municipal Clerk of the Township of Bedminster, Somerset County, New Jersey, attest and affirm all of the following:

1. That the following action was published pursuant to N.J.S.A. 10:4-8(d).
2. That I did cause this action to be published as a legal notice in the following newspaper on the stated date:

✓ *The Bernardsville News* Date: Sept. 3, 2009
 _____ *The Courier News* Date: _____

3. That I filed this affidavit in the records of the Municipal Clerk for the Township of Bedminster on December 1, 2009.

Dated this 1st day of Dec. 2009

Judith A. Sullivan

Judith A. Sullivan, RMC

Township of Bedminster

Personally came before me this 1st day of December, 2009, the Municipal Clerk of the Township of Bedminster, Somerset County, to me known to be the person who executed and acknowledged the foregoing instrument.

Diane F. Gibson

Notary Public, State of New Jersey

My commission expires:

DIANE F. GIBSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 17, 2011

Bedminster Township

NOTICE OF JOINT MEETING PLANNING BOARD AND BEDMINSTER TOWNSHIP COMMITTEE

NOTICE IS HEREBY GIVEN that a joint meeting of the Bedminster Township Planning Board and the Bedminster Township Committee is scheduled to be held Thursday, September 10, 2009 at 7:00 p.m. at the Bedminster Township Municipal Building located at One Miller Lane, Bedminster, New Jersey. This meeting will be an update on the Highlands Regional Master Plan and the associated grants. Formal action may be taken.

Judith A. Sullivan
Township Clerk
09/03/11

**BEDMINSTER TOWNSHIP
JOINT MEETING OF THE PLANNING BOARD
AND TOWNSHIP COMMITTEE**

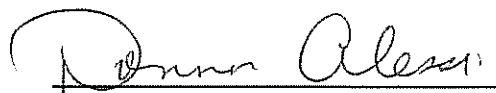
**One Miller Lane Municipal Building
September 10, 2009 7:00 P.M.**

AGENDA

1. (a) **CALL TO ORDER (Recognition of a quorum)**
 - (b) **ROLL CALL**
 - (c) **OPEN PUBLIC MEETING STATEMENT**
 - (d) **FLAG SALUTE**
2. **MINUTES:** Approval of September 3, 2009 Meeting Minutes
(to be presented at October 1, 2009 Meeting)
3. **DETERMINATION OF COMPLETENESS:**

P. B. # 09-004, *Trump National Golf Course.*, Block 38, Lot(s) 13, 13.01, 13.02; and Block 39 Lot(s) 10, 10.01
Site Plan Approval, to construct a freestanding chapel structure at the golf course
4. **PUBLIC HEARING:**

P. B. # 09-004, *Trump National Golf Course.*, BL 38, LT(s) 13, .01, .02; and BL 39 LT (s) 10, 10.01
Site Plan Approval, to construct a freestanding chapel structure at the golf course
5. **Highlands Discussion-** Presentation by Frank Banisch, Township Planner
6. **PUBLIC COMMENTS:**
7. **ADJOURN MEETING:**



Donna Alessi

Acting Planning Board Administrator

MINUTES
BEDMINSTER TOWNSHIP PLANNING BOARD
JOINT PLANNING BOARD/COMMITTEE TOWNSHIP MEETING
September 10, 2009

Chairman Mosca **Called the Joint Meeting to Order – 7:05 p.m.**

Recognition of a quorum by Chairman Mosca was followed by a Roll Call of the members and professional staff and a reading of The Open Public Meetings Act by Municipal Clerk, Judy Sullivan

Roll Call – Present – Mayor Holtaway, Ms. Rubin, Mr. Strakhov, Mr. Rodgers, Chairman Mosca, Vice Chairman Boxer, Mr. Blinn, Mr. Neville, Mr. Bernie Payne, Ms. Jeanne Maass, Mayor Holtaway and Ms. Rubin representing Township Committee. Mr. Engineer Paul Ferriero, Planner Frank Banisch, Attorney Collins - **Absent** – Ms. Rupert Reading of the Open Public Meetings Act by Board Secretary.

Chairman Mosca led the **Flag Salute**

MINUTES – Sept. 3, Regular Meeting. Carried to Next Regular Meeting

Chairman Mosca opened the meeting to Public Comments regarding non-agenda related items. Mr. Paul Henderson proposed a "bike path" along Lamington Road and Burnt Mills Road in order to accommodate cyclists. Mayor Holtaway stated that the Township will consult with Somerset County on such a proposal. Engineer Ferriero will write a letter to Somerset County expressing interest in such a path. Mr. Strkhov suggested adding Schley Mt. Rd to the path list.

Mr. Ed Russo noted "good work" by County on Bridge replacement. He also wanted to note Bedminster Golf Classic event Golf Outing cost is now \$125.00

COMPLETENESS/PUBLIC HEARING – P.B. #09-004 Trump National Golf Course, Bl 38 Lt 13, 13.01, 13.02 and Lb 39 Lt 10, 10.01. Site Plan Approval to construct a freestanding chapel at the golf course. Mr. Boxer and Mr. Mosca recused themselves from this hearing. Ms. Rubin Motioned to have Sean Blinn chair this hearing, by Ms. Rubin 2nd Mr. Strakhov. Unanimous voice vote to have Mr. Blinn chair this hearing. Mr. Blinn noted that this hearing is for completeness only on site plan of as built plans, proposed chapel and variances as requested. No substantive hearing will be heard. The Board will schedule hearing and testimony for a future meeting date.

Engineer Ferriero suggested that the "structure" chapel be discussed at time of testimony. Ms Rubin would like some information on similar clubs that have such a structure. A **motion** to deem application complete for hearing at a future date. Ms. Rubin **moved -seconded** by Mr. Strakhov

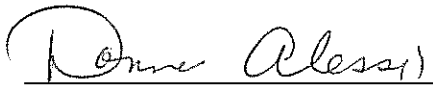
Unanimous Aye vote to carry hearing to future meeting no further notice required.

HIGHLANDS DISCUSSION – At this time Mr. Mosca and Mr. Boxer rejoined the meeting and the meeting was turned over to Planner Frank Banisch for presentation of Highlands Performance Update. Mr. Banisch introduced Ms. Eileen Swan, Executive Director Highlands Council. Ms. Swan proceeded with powerpoint presentation of Modules for Plan Conformance. (Copies of this presentation are available on file in the Planning office)

At the conclusion of the Highlands Presentation, Chairman Mosca called for Public Comments. Members of the public who expressed questions and concerns were as follows: Ms. Grania Allport, Mr. Joe Metelsky, Mr. Ed Russo, Councilman Payne, Brian Haggerty, Jeanne Maass.

Public Hearing regarding Omnipoint Communications – A request to carry this hearing was received by the applicant. Hearing will be carried to Nov. 5, 2009 meeting no further notice required.

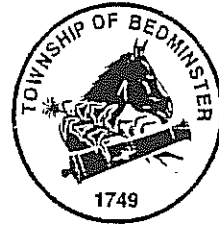
Adjourn – Motion to Adjourn by Chairman Mosca **Moved** by Ms. Rubin **2nd** Mr. Strakhov. Unanimous vote to adjourn 10:00 p.m.



Donna Alessi
Temporary Secretary
Bedminster Planning Board

Affidavit of Publication

STATE OF NEW JERSEY
Township of Bedminster
Somerset County



I, Judith A. Sullivan, the Municipal Clerk of the Township of Bedminster, Somerset County, New Jersey, attest and affirm all of the following:

1. That the following action was published pursuant to N.J.S.A. 10:4-8(d).
2. That I did cause this action to be published as a legal notice in the following newspaper on the stated date:

✓ *The Bernardsville News* Date: Sept. 24, 2009

_____ *The Courier News* Date: _____

3. That I filed this affidavit in the records of the Municipal Clerk for the Township of Bedminster on December 1, 2009.

Dated this 1st day of Dec. 2009.

Judith A. Sullivan

Judith A. Sullivan, RMC

Township of Bedminster

Personally came before me this 1st day of December, 2009, the Municipal Clerk of the Township of Bedminster, Somerset County, to me known to be the person who executed and acknowledged the foregoing instrument.

Diane F. Gibson

Notary Public, State of New Jersey

My commission expires:

DIANE F. GIBSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 17, 2011

PUBLIC NOTICES Bedminster Township

JOINT MEETING NOTICE PLANNING BOARD AND BEDMINSTER TOWNSHIP COMMITTEE

NOTICE IS HEREBY GIVEN that a joint meeting of the Bedminster Township Planning Board and the Bedminster Township Committee is scheduled to be held **Thursday, October 8, 2009 at 7:00 p.m.** and **Tuesday, October 27, 2009 at 7:00 p.m.** at the Bedminster Township Municipal Building located at One Miller Lane, Bedminster, New Jersey. These meetings will be to discuss the Highlands Regional Master Plan and the associated grants. Formal action may be taken.

Judith A. Sullivan
Township Clerk
09/24/11

**BEDMINSTER TOWNSHIP
REGULAR PLANNING BOARD
JOINT MEETING w/TOWNSHIP COMMITTEE
October 8, 2009 7:00 P.M.
AGENDA**

1. (a) **CALL TO ORDER (Recognition of a quorum)**
 - (b) **ROLL CALL**
 - (c) **OPEN PUBLIC MEETING STATEMENT**
 - (c) **FLAG SALUTE**
2. **MINUTES:** Approval of September 3, 2009 Meeting Minutes
3. **PUBLIC COMMENTS-**
4. **HIGHLANDS DISCUSSION-** Continued from September 10, 2009 Meeting
5. **PUBLIC HEARING(s)**
 - a) **P.B. #00-011-*McMurtry Farm*, BL 6, LT 2
Preliminary Major Subdivision, 216.71 acres
Request for additional 1 year extension of the Protection Period
on such preliminary major subdivision approval
First extension approved September 4, 2008 (to September 4,
2009), Memorialized October 9, 2008 (amended) P.B.#02-004**
 - b) **P. B. # 09-003, *Trump National Golf Course*,
900 Lamington Road-Block 38, Lot(s) 13, 13.01, 13.02
and Block 39 Lot(s) 10, 10.01
Site Plan Approval, to construct a freestanding chapel structure
at the golf course
Public Hearing (carried to from Sept. 10, 2009)**

- c) **P.B. #09-002, Omnipoint Communications, Inc.,
Block 26 Lot 19, 208 Hillside Avenue
Site Plan Approval to co-locate antennas on the
telecommunications monopole previously approved to be
constructed @ 208 Hillside Avenue, and to install equipment
cabinets within the approved equipment compound at the base
of the monopole.
Public Hearing (continued from Sept. 3, 2009 meeting)**

6. **OLD BUSINESS-** (carried from Sept. 3, 2009)
(a) **Facilities to support agriculture – Draft** (item 8a Sept. 3 agenda)
(b) **Revisions to airport ordinance**
(c) **Support for equestrian activities**
(d) **Revisions to tree Ordinance**

7. **ADJOURN MEETING-**



Donna Alessi
Acting Planning Board Administrator

**MINUTES
BEDMINSTER TOWNSHIP PLANNING BOARD
JOINT PLANNING BOARD/COMMITTEE TOWNSHIP MEETING
October 8, 2009**

Chairman Mosca **Called the Joint Meeting to Order – 7:00p.m.**

Recognition of a quorum by Chairman Mosca was followed by a Roll Call of the members and professional staff and a reading of The Open Public Meetings Act by Board Administrator Donna Alessi.

Roll Call – Present – Mayor Holtaway, Ms. Rubin, Mr. Strakhov, Mr. Rodgers, Chairman Mosca, Vice Chairman Boxer, Mr. Blinn, Ms. Rupert. Engineer Paul Ferriero, Planner Frank Banisch, Attorney Collins - **Absent** – Mr. Neville
Chairman Mosca led the **Flag Salute**

MINUTES – Motion by Chairman Mosca to approve Sept. 3, Regular Meeting minutes. Three minor changes were noted Pg. 1 spelling of the word "standards", Pg. 2 , P#3 reference specific Ordinance "Facilities Ordinance Proposal", Pg. 3 P#1 Note: Mrs. Marion Alden provided photos of view of monopole from rear of her home. Mr. Strakhov Moved the minutes with corrections Seconded by Mr. Rodgers. Unanimous vote to approve minutes of Sept. 3, 2009 with above corrections. Mr. Blinn abstained.

Chairman Mosca opened the meeting to Public Comments regarding non-agenda related items. There were no comments from the Public. Mr. Mosca informed the audience that the Omnipoint application would not be going forward at this meeting. The applicant is required to re-notice prior to public hearing.

HIGHLANDS DISCUSSION-Chairman Mosca turned discussion over to Vice-chairman Lance Boxer and Planner Frank Banisch for status of the Township response to The Highlands Council regarding Module V and the Highlands Preservation area in an effort to choose wording that will be consistent with Township Master Plan. A 65 page draft document has been prepared and is still in review that will be submitted to the Highlands Council. This document exclusively addresses the Preservation Area. Planner Frank Banisch proceeded with power point presentation of continuing process and what steps will be taken. The document will be submitted to Township Committee for reading and introduction within the next few weeks. The original proposal by Highlands Council requires Plan Conformance the response document which will be submitted to Highlands Council is titled "Preservation Area Element". Mr. Banisch concluded his presentation at 7:30 p.m. Comments by Township

Committee member Bernie Payne, Board members Sean Blinn, Bill Mosca, Lance Boxer, Mayor Holtaway Engineer Paul Ferriero and Attorney Tom Collins. Public comments were made by Maria Nucci, Grania Allport, Mr. Joe Metelski. Chairman Mosca informed the public that the proposed document would be posted on the Township website and closed this discussion at 8:00 p.m. Chairman Mosca announced that the order of the agenda will be adjusted and that the Public Hearing for Trump National Golf Course will be last. Two of the residing members are recused from this hearing but full membership is needed to conduct remaining agenda business.

PUBLIC HEARING

Chairman Mosca proceeded agenda item 5a, **McMurtry Farm, PB#00-011, BL 6, LT 2**. Request for one year extension of the protection period of preliminary major subdivision approval. Mr. Ron Kennedy of Gladstone Design appeared for the applicant and stated that this request is being made mainly due to delays in D.E.P. reviews and responses. Public member Jason Anders asked what the window is for expiration of approval. Board Attorney Tom Collins responded that technically this request is not necessary, but it is done more for record keeping purposes. Mr. Collins recommended that the Board grant a two year extension due to D.E.P. backlog. Chairman Mosca motioned to grant a 2 year extension moved by Ms. Rubin seconded by Mr. Rodgers. Roll Call vote AYE(s) 8 NAY(s) 0. Unanimous vote to extend Protection Period from Sept. 4, 2009 to Sept. 4, 2011 was granted.

OLD BUSINESS

Item #6 a) Facilities To Support Agriculture draft Ordinance- Katy Rupert questioned if the Facilities Ordinance would apply only to the R10 Zone and if applicable which VN Zones if any would be included. Mayor Holtaway stated that if use was for agricultural purposes it should apply to agricultural areas. If an existing store in a VN Zone meets zoning criteria for that zone "sale of merchandise" is allowed. It was also noted that outside storage is not allowed in the VN Zones. Planner Banisch stated, if use was truly for agricultural purposes, sale and storage needed would exceed allowable size for retail sales in any of the VN Zones. A revised draft will be submitted for review at the November meeting. Mayor Holtaway stated that to allow for proper Notice, this Ordinance would be introduced in January 2010. Chairman Mosca asked for public comment. Ms. Grania Allport asked if this Ordinance was introduced last year. Mayor Holtaway and Mr. Mosca noted that this had been a discussion item only at previous Planning Board and Township Committee meetings. No formal action had been taken.

b) Revisions to Airport Ordinance-Ms Rupert stated that immediately prior to commencement of this meeting the Sub-committee members met with Attorney Collins on this matter and established that it is not advisable to alter the existing Airport Ordinance. Currently the Airport is protected by prior court rulings and that it is in the best interest of the Township not to revise the Ordinance at this time. Public Comments were made by Ed Russo, Mr. Walker.

c) Support for Equestrian Activities this is included in the Facilities to Support Agriculture Ordinance.

d) Revisions to Tree Ordinance – Mr. Blinn addressed the public as to need to revise the existing Ordinance. The revised Ordinance will be more specific regarding planting, removal of trees and disturbance of soils. Mr. Blinn invited the public to review the draft submitted and to comment. The final draft will be presented early in 2010 for review and approval by the Township Committee. Public Comment - Ms. Nucci asked if Public Utilities would have to comply with the revised Ordinance, she has noticed that they seem to do the most damage. Mr. Blinn noted that Utilities have right-of-way privileges and noted that a letter of protest from the Environmental Commission had been sent to the Public Utilities asking that reasonable diligence be excised.

Recess 8:50 p.m. to 9:00 p.m.

PUBLIC HEARING- PB#09-003-Trump National Golf Course,
900 Lamington Road, BL 38, LT 13, 13.01, 13.02 & BL 39, LT
10, 10.01 (continued from Sept. 10, 2009)
Construction of free standing chapel

Chairman Mosca and Vice-chairman Lance Boxer are recused from these hearings. Mr. Mosca turned the chair over to Sean Blinn.

Attorney Lawrence Cohen appeared for the applicant. Mr. Ed Russo, who had been sworn in at Sept. 10 hearing, stated that 1) the increase in the road width approaching the property was a result of snow plowing, he also stated that 2) some trees were removed to accommodate existing bird habitat as recommended by Dr. Keller, Environmental Advisor. He also noted that ultimately more trees had been planted than were required. Board member Rodgers noted that 3) Mr. Russo showed photos of 3 other golf courses that have a similar chapel structure. The following Exhibits were entered into evidence Exhibit A-9 Photo of current view of the golf course, A-10 through A-13 photos of view of property from Rt. 78 prior to construction of the golf course. Mr. Blinn asked the Board professionals if this is considered an accessory structure or a change of use. Planner Banisch responded that conclusion would be a "judgement

call" for the Board. Mayor Holtaway commented that the proposed structure did not have windows, heating or cooling as referenced in the Environmental Commission report and appeared similar to the applicant's previous Board application for a different use. During this hearing testimony was given that the structure would in fact be climate controlled. Sally Rubin noted that chapel would accommodate 30-40 people, it did not seem reasonable not to have heat or A/C. Mr. Russo stated that at the early stages of the application he did not know if the building would have heat or A/C. Engineer Ferriero stated that Construction Code would determine if building required heat/air. Mr. Rodgers asked if the chapel required a "walkway". Ed Russo responded that special temporary carpet would be used.

Mr. Blinn asked the Board members what their "sense" was regarding this building. Mayor Holtaway stated that is difficult to say if it is a change in use and that the property owner should be able to use the property as needed if there is not effect to other residents. Ed Russo commented that the use of the building should not be restricted to weddings. It should also include other ceremonial activities.

Councilman Bernie Payne approached as a member of the public. Attorney Collins advised that Mr. Payne be sworn in and his comments be viewed as testimony regarding the facility. Mr. Payne stated that by use of the word "chapel" it may denote religion. Mr. Blinn referred to Sheet A-1 of the submitted plan titled "Non-denominational chapel" for members. At conclusion Mr. Blinn asked the Board members if they were comfortable using the term accessory use.

On a motion by Mayor Holtaway to approve the application for construction of freestanding chapel as an accessory use seconded by Mr. Strakhov and a unanimous voice vote to continue public hearing for accessory use.

Testimony continued Mr. Ron Kennedy of Gladstone Design, was sworn in by Attorney Collins and accepted by the Board as a qualified witness. Mr. Kennedy described the nature of the application. Presented Exhibits A-14 & A-15 Site Map and Grading. After several questions raised by Board Members a decision to carry this hearing to Nov. 12 meeting pending a "site walk" by Board Members reached. Mayor Holtaway moved to carry application to Nov. 12, 2009 seconded by Ms. Rubin. Unanimous voice vote to carry hearing.

Adjourn – Motion to Adjourn by Mayor Holtaway seconded by Ms. Rubin
Unanimous vote to adjourn 10:15 p.m.

DRAFT COPY

A handwritten signature in cursive script that reads "Donna Alessi". The signature is written in black ink and is positioned above a horizontal line.

Donna Alessi
Temporary Secretary
Bedminster Planning Board

**BEDMINSTER TOWNSHIP
SPECIAL PLANNING BOARD and
JOINT MEETING w/TOWNSHIP COMMITTEE
October 27, 2009 7:00 P.M.
AGENDA**

1. (a) **CALL TO ORDER (Recognition of a quorum)**
 - (b) **ROLL CALL**
 - (c) **OPEN PUBLIC MEETING STATEMENT**
 - (d) **FLAG SALUTE**

2. **MINUTES** - Approval of September 10, 2009 Meeting Minutes

3. **HIGHLANDS DISCUSSION - Correspondence**
 - a) **2009 Plan Conformance Grant Program MODULE 7, October 2009**

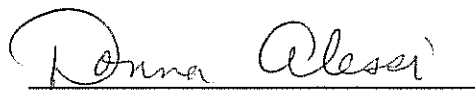
 - b) **Email from Eileen Swan dated Oct. 19, 2009, re: Resolution 2009-51
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING
COUNCIL SUPPORT FOR VOTER REFERENDUM BALLOT QUESTION #1**

 - c) **Letter to Governor Corzine from John Weingart, Chairman Highlands
Council dated October 16, 2009**

6. **BOARD COMMENTS-**

7. **PUBLIC COMMENTS-**

8. **ADJOURN MEETING-**



Donna Alessi
Acting Planning Board Administrator

MINUTES
BEDMINSTER TOWNSHIP PLANNING BOARD
JOINT PLANNING BOARD/COMMITTEE TOWNSHIP MEETING
October 27, 2009

Chairman Mosca **Called the Joint Meeting to Order – 7:00p.m.**

Recognition of a quorum by Chairman Mosca was followed by a Roll Call of the members and professional staff and a reading of The Open Public Meetings Act by Board Administrator Donna Alessi.

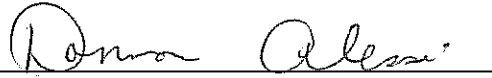
Roll Call – Present – Mayor Holtaway, Ms. Rubin, Mr. Strakhov, Chairman Mosca, Vice Chairman Boxer, Mr. Blinn, Ms. Rupert. Planner David Banisch, Attorney Collins - **Absent** – Mr. Rodgers, Mr. Neville, Engineer Paul Ferriero, Township Administrator recognized quorum of the Township Committee, Mr. Bernie Payne, Ms. Sally Rubin, Mayor Holtaway Chairman Mosca led the **Flag Salute**

MINUTES – Motion by Chairman Mosca to approve Sept. 10, meeting minutes with minor corrections. Moved by Ms. Rubin seconded by Mayor Holtaway. Unanimous roll call vote to approve. Ms. Rupert abstained.

Chairman Mosca opened the meeting to Public Comments regarding non-agenda related items. Ms. Grania Allport noted a typographical error in Module 5 posted on the Township website.

HIGHLANDS DISCUSSION-Chairman Mosca turned discussion over to Township Planner David Banisch appearing for Frank Banisch. David Banisch gave power point presentation and gave a description of each of the proposed Plan Conformance requirements. At the presentation conclusion Chairman Mosca called for comments from the **Public** Ms. Grania Allport questioned water company name on page 39 of draft ordinance. Mr. Daniel Walker of the Somerset Airport commented. A motion by Chairman Mosca to confirm that the Planning Board reviewed and recommended Module 5, Highlands Preservation Area Element be approved by the Township Committee with revisions. Moved by Mr. Blinn seconded by Ms. Rupert. Unanimous Roll call vote to approve. Motion carried.

Adjourn – Motion to adjourn meeting by Mr. Mosca moved by Ms. Rubin seconded by Mr. Strakhov. Unanimous vote to adjourn meeting at 8:30 p.m.



Donna Alessi
Temporary Secretary
Bedminster Planning Board

DRAFT COPY

**BEDMINSTER TOWNSHIP
REGULAR PLANNING BOARD
December 3, 2009 7:00 P.M.
AGENDA**

1. **CALL TO ORDER (Recognition of a quorum)**
 - a) **ROLL CALL**
 - b) **OPEN PUBLIC MEETING STATEMENT**
 - c) **FLAG SALUTE**

2. **MINUTES: October 8, 2009, October 27, 2009 and Nov. 12, 2009**

3. **HIGHLANDS DISCUSSION -**

4. **PUBLIC COMMENTS**

5. **INTRODUCTION TO ORDINANCE(s)**

#2009-28 AN ORDINANCE AMENDING ARTICLE 13-700 ENTITLED "ZONING BOARD OF ADJUSTMENT AND PLANNING BOARD" OF CHAPTER XIII ENTITLED "LAND MANAGEMENT" OF *THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BEDMINSTER*, TO COMBINE AND MERGE THE ZONING BOARD OF ADJUSTMENT WITH THE PLANNING BOARD TO CREATE ONE TOWNSHIP LAND USE BOARD TO BE RENAMED "LAND USE BOARD, AND TO DISSOLVE THE ZONING BOARD OF ADJUSTMENT. (*Introduced at the November 16, 2009 Township Committee meeting*)

#2009-029 AN ORDINANCE AMENDING SECTION 13-522 ENTITLED "WIRELESS TELECOMMUNICATIONS EQUIPMENT AND FACILITIES" OF CHAPTER XIII ENTITLED "LAND MANAGEMENT" OF *THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BEDMINSTER*, TO UPDATE AND REVISE THE TOWNSHIP'S REGULATION OF THE LOCATION AND CONSTRUCTION OF WIRELESS TELECOMMUNICATION EQUIPMENT AND FACILITIES WITHIN THE TOWNSHIP. (*Introduced at the November 16, 2009 Township Committee meeting*)

6. **RESOLUTION(S)**
 - a) **Omnipoint Communications-PB#09-002**

BL 26 LT 19, Hillside Avenue
Site Plan Approval-to co-locate antennas on existing monopole and to install additional equipment cabinets at monopole base.
Approved Nov. 5, 2009

**b) S/K Bed One Associates-PB#09-005
BL 71 LT 7, 1052 Burnt Mills Road
Minor Site Plan-Installation of back-up generator
Approved Nov. 5, 2009**

7. PUBLIC HEARING(S)

- 1) Sky Nails PB#09-007
2095 Burnt Mills Road
BL 57 LT's 19 & 20
Minor Site Plan (Request to join parking lot)**
- 2) Cingular Wireless PB#09-006
BL 26 LT 19
208 Hillside Avenue
Site Plan Application w/Waivers
Construction of additional telecommunications antennae on existing
monopole
Completeness Determination**

8. PENDING APPLICATIONS

- 1) PB#09-008 PEAPACK GLADSTONE BANK 550 HILLS ROAD,
BL 59.26 LT 11.2**
- 2) PB#09-009 RT. 202/206 REALTY, LLC.(K & K ENTERPRISES)
243 – 247 Rt. 202/206
(Applicant has agreed to postpone Engineering review until mid-
January 2010 due to scheduling conflicts)**

9. CORRESPONDENCE

**Letter from Cramer Engineering re: Tewksbury Treatment Plant, BL 24,
LT 17.01, Tewksbury Township, Hunterdon County
APPLICATION REPORT FOR:INDIVIDUAL FLOOD HAZARD AREA PERMIT
FHA-VERIFICATION, SPECIAL ACTIVITIES TRANSITION AREA WAIVER
FOR PREVIOUSLY DISTURBED AREA AND WETLANDS GENERAL PERMITS
NUMBERS 2 & 10A FOR THE INSTALLATION OF A UTILITY CROSSING
AND A VERY MINOR DRIVEWAY CROSSING. *(For information only, no
Board action needed)***

10. OLD BUSINESS (Carried from Oct. 8, 2009)

- a) Facilities to support agriculture-Draft(Item 8a Sept. 3 agenda)
- b) Support for Equestrian Activities
- c) Revisions to tree Ordinance

(Above listed items to be placed on January 2010 and introduced as an Ordinance)

11. ADJOURNMENT

Donna Alessi, Board Administrator