

BEDMINSTER TOWNSHIP BOARD OF SUPERVISORS
Minutes of Agenda Work Session, October 11, 2011

Members Present: Morgan Cowperthwaite, Chairman
Glenn Wismer, Vice-Chairman
Mark Schmidt, Member

Staff Present: John T. Terry, Township Manager
Tom Fountain, Township Engineer
Peter Nelson, Esquire
Shawn McGlynn, Zoning Officer

Public Present: Mr. Joe Bauer, 6810 Old Easton Road

Call to Order

Chairman Morgan Cowperthwaite called the meeting to order at 8:30 AM in the Township Municipal Building in the Village of Bedminster.

Joe Bauer – Zoning Permit for Storage Building

Mr. Joe Bauer of 6810 Old Easton Road appeared before the Board in support of his application for a zoning permit to construct a building on a neighboring parcel where he currently stores topsoil BCTMP #01-019-038-001. Mr. Bauer's ability to use the neighboring parcel to store topsoil is based on an easement established in 1996. The eased land is contiguous to his property situated at 6412 Durham Road (TMP #01-019-038-003).

Zoning Officer McGlynn requested Mr. Bauer come before the Board to discuss the application due to the complex history of the property and uniqueness of the proposal. Mr. Bauer provided the Board with the history and regulatory background of the properties under discussion. The matter was discussed at length. The Supervisors and staff felt all appeared in order for Mr. Bauer to receive his permit. Mr. Bauer indicated he would provide notice of his construction intentions to the current owner of the neighboring tract covered by the easement. Zoning Officer McGlynn and the Township Attorney's office will prepare a memo for the file outlining the Board's findings and determination.

Tracey Enforcement

Zoning Officer McGlynn updated the Board on the status of the Tracey enforcement matter at 3466 Fretz Valley Road. The owner has sought additional time from the Zoning Officer to bring the property into compliance.

Review of Board of Supervisors Agenda for October 12, 2011

The Supervisors reviewed the items listed for action on the draft agenda for September 14, 2011 and found them satisfactory with the following additions and comments:

- 1) The Board considered the proposed amendment to the August 10, 2011 BOS meeting minutes concerning Deer Fence to delete the words "advertisement for" the zoning amendment and insert in its place "preparation of".

It was moved by Supervisor Cowperthwaite, seconded by Supervisor Wismer, to correct the minutes as suggested. All were in agreement.

- 2) The Board will hear from the Bedminster Crossing Community Association concerning the "No Parking" signs controversy but take no action until the matter can be fully reviewed.
- 3) The Board would like Mr. Terry to prepare "thank you" letters to PSATS and BCATO for their legal assistance in the Piper Group litigation.

Report of the Township Solicitor

- 1) Peter Nelson discussed the status of the Briar Way project and the need to obtain a release from Mr. Barkow prior to any discussion. A meeting will be set up for Mr. Barkow to obtain his signature so the project might proceed.
- 2) The Board heard a report from Peter Nelson reporting on the successful settlement of the Wickham Place litigation (Bedminster Township v. International Fidelity). Under the settlement terms, the Township will receive a lump sum payment of \$45,000. Supervisor Wismer moved, seconded by Supervisor Schmidt, to approve the Settlement Agreement and Release and authorize the Chairman to sign the Release document. All were in agreement.

It was moved by Supervisor Schmidt, seconded by Supervisor Wismer, to move into executive session at 10:00 AM to discuss land acquisition and personnel matters. The motion passed unanimously. The executive session ended at 10:35 AM.

Adjournment

There being no further business to come before the Board, Chairman Cowperthwaite adjourned the meeting at 10:35 AM.

Respectfully submitted,

John T. Terry
Township Manager