

Memorandum

To: Bedminster Township Land Use Board
From: Francis J. Banisch III, PP/AICP
Date: November 28, 2020
Re: Lamington Farm Golf Club, dba Trump National Golf Club
Block 38, Lots 13, 13.01, 13.02
Block 39, Lots 10, 10.01
Rural Residential (R-10) zone
Amended Preliminary and Final Major Site Plan
LUB# 20-005 (PB)

1.0 Materials Reviewed

- 1.1 Land Use Board Application prepared by Michael Lavery, Esq., dated March 30, 2020
- 1.2 Checklist prepared by Robert Moschello, PE, Gladstone Design, dated March 18, 2020
- 1.3 Environmental Scoping Checklist prepared by Robert Moschello, PE, Gladstone Design, dated March 27, 2020
- 1.4 Somerset County Planning Board application
- 1.5 Amended Preliminary and Final Major Site Plan consisting of eleven sheets, prepared by Robert Moschello, PE, dated June 12, 2020
- 1.6 Proposed Floor Plans and Elevations prepared by Edward Mathew O'Brien, AIA, consisting of eleven sheets, dated June 12, 2020

2.0 Golf Course/Club Regulations

- 2.1 The golf course is located in the R-10 Rural Residential zone district and is permitted according to the Definition in §13-201, as follows:

GOLF COURSE/CLUB

Shall mean a tract of land improved with at least 18 holes for playing the game of golf, and improved with tees, greens, fairways and hazards, and a clubhouse (which may include dining rooms, common rooms, a pro shop, social rooms, kitchen, locker rooms and similar facilities) and customary, but clearly subordinate accessory buildings and structures for the maintenance and operation of the facility. *A golf course/club may include suites and/or rooms of overnight lodging for the exclusive use of members and their guests*, subject to the conditions of subsection 13-601.9. As an exception to subsection 13-601.4, accommodation for employees shall be permitted as an accessory use in existing buildings and structures or in new employee dwelling units, provided that the total number of new employee dwelling units permitted shall not exceed a number equal to five per 18 golf holes, less the number of dwelling

units in existing buildings or structures to be used for employee accommodations. Any new employee dwelling units shall comply with the requirements of subsection §13-601.4a2, 4 and 5.

The duration of stay at overnight lodgings is not prescribed by ordinance, although these rooms are not intended for long term stays.

2.2 Golf courses are permitted as a conditional use in the R-10 zone per §13-401A 1i,, regulated in accordance with §13-524 and §13-601.9. According to §13-524 GOLF COURSE/CLUB REGULATIONS:

a. All golf course/clubs shall be designed and constructed to conform to the following standards:

3. Where existing buildings are available for adaptive reuse as suites and/or rooms of overnight lodging for the exclusive use of golf course/club members and their guests. Such rooms/suites shall be permitted at a rate not to exceed one room/suites per golf hole, and in no case more than 18 rooms/suites per golf course tract, regardless of the number of holes, and such rooms/suites shall be located exclusively in the clubhouse or a building or buildings existing prior to golf use of the tract. (emphasis added)

2.3 The conditional use requirements of § 13-601.9 Golf Course/Clubs are as follows:.

a. A golf course/club, as defined in Section 13-201, shall be permitted as a conditional use in the "R-10" Rural Residential zone only subject to the following condition:

1. The tract and/or tracts on which the golf course/club is constructed have at least two hundred fifty (250') feet frontage on a State or County road, and shall achieve access exclusively from a State or County road, except for emergency access and from residential lots contiguous to said golf course/club.

3.0 Proposed Modifications to the Golf Course/Club.

3.1 The applicant proposes to:

- construct five (5) new cottage buildings to the northeast of the existing club house, displacing the helistop,



- relocate the existing helistop to the southeast near Cowperthwaite Road,
- construct an addition on an existing cottage in the pool area (Kushner Cottage),
- construct a multipurpose building near the proposed new cottages, and
- construct four pickleball courts and associated improvements are proposed, replacing the existing paddleball courts.

3.2 As required by ordinance, the site currently hosts guest accommodations developed within existing buildings that form a quadrangle around the swimming pool. A 2,265 square foot addition was approved in 2015 to be constructed at the southerly corner of the quadrangle complex.

4.0 Variances and Waivers

4.1 The applicant seeks a variance for the location of the relocated helistop where 280 feet minimum distance from a property line is required and 139.5 feet is proposed (Section 13-601.7a.4).

4.2 A design waiver is being sought for the number of bedrooms where 52 are proposed and 41 were previously approved.

4.3 A design waiver is being sought for the five proposed cottages to be located outside of the main club house or other existing building.

5.0 Comments

5.1 The existing helistop (photos at right) is proposed to be relocated southeast of its current location, where the proposed cottages are to be constructed. The proposed location will require a variance for distance to a property line where 280 feet is required, and 139.5 feet is proposed. The site is bisected by Cowperthwaite Road with greens on either side of the road. The proposed helistop is not close to any adjoining properties in this area. The applicant should provide testimony as to why the helistop could not be relocated to an area that would meet the requirement and if any negative impacts on neighbors are anticipated from the helistop's new location.



5.2 The adopted golf standards that allow for overnight accommodations were carefully considered before adoption. Limiting the opportunities for such accommodations to existing buildings and allowing no more than 18 such accommodations were designed to maintain the character of the estates that form the backbone of Bedminster's golf courses. The current rooms/suites are situated in the quadrangle formed by the farm complex, seen at right. The proposed construction would provide five new cottages and result in a total of 19 cottages with 52 bedrooms. In 2015, the Board approved a total of 23 cottages with 41 bedrooms. At that time 14 cottages were constructed with 8 proposed. The applicant now seeks to construct 5 cottages, 3 fewer than approved, however the number of bedrooms would increase from 41 to 52. The applicant should provide testimony regarding why the prior approval is no longer sufficient and why the change to the overall number of cottages and bedrooms.



5.3 The proposed cottages are located in the central area of the golf course where the clubhouse, pool area, and other amenities are located. While the proposed cottage locations reduce any scenic or other impact on neighbors, and reduce the need to disturb additional areas beyond the core facilities, it nonetheless represents a significant departure from the code, which permitted *no more than 18 "rooms/suites", regardless of the number of golf holes* and that such accommodations be *located exclusively in the clubhouse or a building or buildings existing prior to golf use of the tract*.

5.4 The 2015 approval modified the 18 room/suite limitation to permit 23 "cottages". The applicant should demonstrate the prior approved locations for cottages, in terms of size, relationship to the pool area and number of proposed kitchens. The current application includes 5 buildings, each with two complete kitchens.

5.5 The proposed cottages are roughly 2,500 square feet per floor or 5,000 square feet each. Thus, these five buildings total 25,000 square feet, representing a substantial building mass. This proposal should be compared with the prior approval to determine which plan better accomplishes the objective of the ordinance to limit the impact of the permitted "rooms/suites".

5.6 The proposed multipurpose building is identified as intended for the use by members. As with the cottages, the proposed multipurpose building is located near the proposed cottages and within the main developed area of the facility, increasing the massing of buildings in this currently open area. All uses of the multi-purpose building should be identified.

- 5.7 The applicant seeks to construct 4 pickleball courts adjacent to the existing paddleball courts in the northern portion of the site. The area where the proposed courts are to be located is already disturbed and is currently utilized as parking and storage area. The inclusion of the pickleball courts is a logical extension of the exiting recreational facility.
- 5.8 The proposed lighting appears to pose no significant impacts to the neighbors near the site. The applicant should verify that the lighting conforms to the Township's lighting ordinance and will not impact the surrounding area.
- 5.9 We defer to the Township Engineer on the matter of any associated technical specifications. However, testimony regarding the new construction, as a whole and any impacts on drainage or stormwater issues should be addressed.
- 5.10 Any approval by the Land Use Board should be conditioned upon approval by any other agency having jurisdiction.

cc: Janine DeLeon (via email)
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