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March 21, 2024
55082 02

To: Cheryl Chrusz, Board Secretary
Montgomery Township Zoning Board
100 Community Drive
Skillman, NJ 08558

From: Rakesh R. Darji, PE, PP, CME
Zoning Board Engineer

Re: The Bedens Brook Club
240 Rolling Hill Road
Montgomery Township
Somerset County, New Jersey
Block 31001, Lot 38&39
Minor Site Plan w/ d(1) Use Variance
Application #BA-07-23

Our office has reviewed the plans submitted by the applicant for Minor Site Plan approval with a d(1) Use Variance. The Applicant is proposing two small project on the grounds of the Bedens Brook Club. Prior approvals from the Township Zoning Board of Adjustment include BA-01-10, BA 05-03 and BA-07-07. Most recently, the applicant appeared before the Board (BA-02-23) for a d(1) use variance to permit the installation of lights at the site tennis courts. The property currently operates as a golf and tennis club with amenities including paddle ball courts and a pool. Other site improvements include landscaping, storm and sanitary facilities, sidewalks, parking and lighting. The site is accessed from Rolling Hill Road via a full-movement driveway. The parcel contains 175.8 acres and is located within the R5 – Single Family Residential zoning district.

This project proposes to demolish the existing pump house and construct a new pump house to be located near the on-site pond. In addition, improvements to the Tennis Court clubhouse are proposed.

The following information has been submitted by the applicant in support of this application. This office has reviewed submitted documents for compliance with the submission requirements of the Montgomery Township Land Use Ordinance for completeness.

1. Montgomery Township Application, with checklists.
2. Minor Site Plan and Use Variance Plan for Bedens Brook Club, prepared by Van Cleef Engineering Associates, Inc., dated October 9, 2023, revised to January 8, 2024, consisting of the following:
 - a. Sheet 1, Cover Sheet
 - b. Sheet 2, Overall Site Plan
 - c. Sheet 3, Site Plan, pump house
 - d. Sheet 4, Site Plan, tennis hut
3. Architectural Plan, new Pump House, prepared by HMR Architects, dated January 10, 2023, revised to August 21, 2023.
4. Architectural Plans, new Tennis House, prepared by 3D Architecture, dated September 28, 2023, revised to October 4, 2023.
5. Environmental Impact Statement, prepared by Van Cleef Engineering Associates, Inc., dated November 8, 2023.

6. Irrigation Pump Station plans, prepared by Barone Engineering, dated June 10, 2022.

General Information

Owner/ Applicant: The Bedens Brook Club
240 Rolling Hill Road
Skillman, NJ 08558

Engineer: Michael K. Ford, PE
Van Cleef Engineering Associates, Inc.
32 Brower Lane
PO Box 5877
Hillsborough, NJ 08844
mford@vancleefengineering.com

Attorney: Michael P. O’Grodnick, Esq.
56 East Main Street, Suite 301
Somerville, NJ 088876

Zoning

R-5 – Single Family Residential §16-4.2d – Area and Yard Requirements

	Required	Existing	Proposed
Min Lot Area	5 Acres	175.769 acres	N/C
Min Lot Frontage	300 FT	545.25 FT	N/C
Min Lot Width	300 FT	498.81 FT	N/C
Min Lot Depth	600 FT	814.55 FT	N/C
Min Setbacks			
~ Front Yard	100 FT	603.25 FT	N/C
~ Rear Yard	100 FT	746.57 FT	N/C
~ Side Yard	100 FT	507.73 FT	N/C
Max Building Coverage	8%	0.2 %	N/C
Max Impervious Coverage	15%	3.62%	N/C
Max Building Height	35 FT	25 FT	N/C
Accessory Buildings – Pump House			
Min Setbacks			
~ Front Yard	50 FT	505.76 FT	N/C
~ Rear Yard	50 Ft	384.29 FT	N/C
~ Side Yard	50 FT	20.50 FT	N/C
Max Coverage of Accessory Building	2%	0.25%	N/C

N/C: No change

Variances

- The applicant is seeking a d(1) use variance for an existing non-conforming use. A golf course is not a permitted use within this district.

It is noted that the Bedens Brook Club presently exists on site and has received prior variances from the Township. Variances for Tennis Court Lighting (2023), Maintenance Area (2010), a Cabana (2007) and a Clubhouse (2003) were previously granted by the Township.

Waivers

2. The applicant is seeking relief from §16-5.6d3 where landscaping and buffering is discussed. Relief will be required from this section of the ordinance which requires a minimum of 14 trees per acre of gross tract to be planted. This would require the applicant to provide 2,464 trees. The applicant is proposing no trees be provided as this site is developed with mature landscaping and trees. A design waiver will be required.

General Comments**Proposed Pump Station**

1. The proposed 500 SF pump station is located to the southwest of the existing pond. This replaces an existing pump station located to the southeast of the existing pond. The total disturbance for this phase of the project is 8,720 SF. The disturbance is for the demolition, the footprint of the proposed building, a new service distribution area, trenching for PVC pipe and conduits for electrical and well pump monitoring. The pump station will provide irrigation service to the golf course.
 - a. It is noted that the proposed pump station is to be constructed within a Montgomery Township Stream Corridor. In addition, a potential flood hazard area line and potential riparian zone are within the footprint of the proposed work. The applicant has an authorization to construct (Authorization to Construct, FHGPC5) from the Division of Land Resource Protection. The applicant should provide testimony regarding how this plan meets the construction restrictions of §16-4.4, Critical Areas.
 - b. It is noted that the Barone Irrigation Pump Station plan does not correspond to the site plan provided by Van Cleef. This should be clarified and the plans provided should be consistent in design.
 - c. The plan shows a 15" pipe from the pump station (see Architectural Plan, Sheet A-2). It is not clear where there is a connection for this pipe. It ends at the 10 FT wide asphalt pathway. Any impact to the asphalt pathway should be noted and repairs made should the proposed improvements impact the surface.
 - d. Testimony should be provided whether any lighting is proposed at the pump station.
 - e. Notes on restoration of the footprint area of the pump station to be demolished should be provided.
 - f. A trench detail should be provided.

Tennis Hut

2. The existing tennis hut is proposed to be demolished and a 2-story facility, with a 1,530 SF footprint is proposed.
 - a. The proposed limit of disturbance should be provided.
 - b. There is an existing masonry block wall. It is unclear if this wall continues the length of the sidewalk at the building to the terminus of the paver walkway. If any wall is to be demolished, it should be noted on the plan.
 - c. If any lighting is proposed, it should be depicted on the plan.
 - d. The applicant should discuss if any trees are proposed to be removed as a result of construction activities.
 - e. The applicant should discuss if the paver sidewalk material continues through the ground level of the proposed structure.

Stormwater Management

3. The proposed improvements will result in less than 0.5 acres of disturbance and less than 5,000 SF of impervious surface and thus is not classified as a "major development" for the purposes of stormwater management.

Permits & Approvals

4. The applicant shall secure any and all other approvals, licenses, and permits required by any other board, agency or entity having jurisdiction over the subject application or over the subject property, if required:
 - a. NJ DEP, Division of Land Resource Protection, Authorization to Construct, FHGPC5, July 27, 2023.

- b. Somerset Union County Soil Conservation District
- c. Any and all others as required.

Administrative

- 5. The applicant shall pay all taxes, fees and required escrow due and owing.
- 6. This office reserves the opportunity to make further comment if additional information is presented.
- 7. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a point-by-point response letter to the comments of the Board's professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mb

Cc: Michael Sullivan, Board Planner
Joseph Samec, Zoning Officer
Bedens Brook Club, Applicant
Michael Ford, Applicant's Engineer
Michael P. O'Grodnick, Esq., Applicant's Attorney