



State of New Jersey

DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF ALCOHOLIC BEVERAGE CONTROL
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TRENTON, NJ 08625-0087

MATTHEW J. PLATKIN
Attorney General

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

KIRSTIN KRUEGER
Interim Director

June 28, 2024

VIA EMAIL & CERTIFIED MAIL RRR

Lamington Farm Club LLC t/a
Trump National Golf Club, Bedminster, New Jersey
c/o Donald J. Trump, Jr.
900 Lamington Road
Bedminster, New Jersey 07921
dcohen@trumporg.com

Re: Notice of Hearing 2024-2025 License Renewal Application
Licensee: Lamington Farm Club LLC t/a Trump National Golf Club, Bedminster, New Jersey
License #: 3403-40-137-002

Dear Mr. Trump, Jr.:

The following **NOTICE OF HEARING** is issued pursuant to authority vested in the Division of Alcoholic Beverage Control ("Division") by the Alcoholic Beverage Control Act, N.J.S.A. 33:1-1 et seq. and the Act's regulatory provisions including but not limited to N.J.A.C. 13:2-1.6 and all powers and authority vested in the Director of this Division. The Director has determined that a hearing is necessary in order to make her determination on the pending application.

Pending before the Division is the Lamington Farm Club LLC (hereinafter "Lamington" or Licensee) license renewal application for the 2024-2025 term. The Division has become aware of various public records containing facts that raise concerns as to whether this Licensee remains qualified to hold said license. These facts are as follows:

FACTS

- 1) The subject license is held by Lamington Farm Club LLC. Lamington is held 100% by LFB Acquisition LLC. LFB Acquisition LLC is held by DJT Holdings LLC (99%) and LFB Acquisition Membership Corporation. LFB Acquisitions Corp is held 100% by DJT Holdings managing member LLC. DJT Holdings LLC is held by The Donald J. Trump Trust Revocable Trust dated April 7, 2014 (99%) and DJT Holdings Managing Member LLC (1%) (which is held 100% by the Donald J. Trump Trust Revocable Trust).
- 2) On May 22, 2024, a license renewal application for the 2024-2025 term was submitted on behalf



of Lamington Farm Club LLC by Dina M. O'Keefe.¹ This application states that no unreported changes have been made to ownership interests in the license.

- 3) On May 30, 2024, Donald J. Trump was found guilty on thirty-four counts of falsification of business records in the first degree by the State of New York.
- 4) Donald J. Trump is "the sole beneficiary of the Donald J. Trump Revocable Trust, under which all of the organization assets are held." *People v. Trump*, 2024 N.Y. Misc. LEXIS 711, *77-78.

APPLICABLE LAW

- 5) All New Jersey Alcoholic Beverage Control Licenses have a term of one year from July 1 to June 30 (e.g., the 2024-2025 license term will commence on July 1, 2024, and will expire on June 30, 2025). See *N.J.S.A. 33:1-26*.
- 6) *N.J.S.A. 33:1-25* sets forth the statutory qualifications for obtaining and maintaining a liquor license in New Jersey. The Director has substantial discretion in determining whether an applicant is qualified for a liquor license. Satisfaction of the technical requirements of the Act does not automatically grant or authorize a potential licensee's application. The Division retains the discretion to deny an application based on a review of the applicant's background and character. See *Narducci v. Board of Commissioners of the City of Atlantic City*, ABC Bulletin #2305, Item 3, page 7 (October 4, 1978).

In *Narducci*, the former Director concluded that inquiry into other aspects of an applicant's background and character is proper and, in fact, mandated in order to properly evaluate their qualifications. *Narducci, supra*, ABC Bulletin #2305 @ 12, citing *Butler Oak Tavern v. Division of Alcoholic Beverage Control*, 20 N.J. 373 (1956).

Although *N.J.S.A. 33:1-25* states in pertinent part, "[n]o license of any class shall be issued to any person under the age of 18 years or to any person who has been convicted of a crime of moral turpitude," an applicant for a liquor license has the burden of proving by a preponderance of the evidence that they are qualified. See *Sturchio v. Harrison*, 9 N.J.A.R. 78, 82 (1986); *Lyons Farm Tavern v. Municipal Board of ABC*, 68 N.J. 44, 50-51 (1975).

Participation in the alcoholic beverage industry as a licensee "is deemed a revocable privilege conditioned upon the proper and continued qualification of the licensee." See *N.J.S.A. 33:1-12.40(c)*.

- 7) Accordingly, Lamington has the burden of proving by a preponderance of the evidence that it is qualified to hold a liquor license.

¹ Pursuant to *N.J.S.A. 33:1-25*, applications filed on behalf of a corporation "shall be duly sworn to by the president or vice-president." Lamington's application lists Donald J. Trump, Jr. as the President, Vice-president, Secretary and Treasurer of the company. No other corporate officers are disclosed. Documentation of Ms. O'Keefe's membership in the corporation or position as president/vice president should be provided, or an amended, properly sworn application should be submitted.

NOTICE OF HEARING

Pursuant to N.J.S.A. 52:14B-1, B-9; N.J.A.C. 1:1-1.1 and N.J.A.C. 13:2-1.6, the Director is authorized to require a hearing where same is necessary in order to make her determination on the application. In light of the foregoing facts, the Director has determined that such a hearing is necessary to make a determination on the instant application. Therefore:

- 1) Lamington shall produce copies of all documentary evidence and brief all legal arguments it wishes the Director to consider by July 11, 2024. All documents and arguments must be submitted to the Director's attention at:

Interim Director
New Jersey Division of Alcoholic Beverage Control
140 East Front Street, P.O. Box 087
Trenton, New Jersey 08625-0087

with a Copy to:

Enforcement Bureau Chief
New Jersey Division Alcoholic Beverage Control
140 East Front Street, P.O. Box 087
Trenton, New Jersey 08625-0087

- 2) The Enforcement Bureau shall submit any response to Lamington's production by July 15, 2024.
- 3) A hearing shall be held before Interim Director Kirstin L. Krueger on July 19, 2024, at 10:00 a.m. at:

New Jersey Division of Alcoholic Beverage Control
140 E. Front Street, P.O. Box 087
Trenton, New Jersey 08625-0087

- 4) **FAILURE TO SUBMIT REQUESTED DOCUMENTS/BRIEFING FOR CONSIDERATION OR TO APPEAR AT THE SCHEDULED HEARING WILL BE DEEMED A WAIVER OF YOUR RIGHT TO A HEARING PURSUANT TO N.J.A.C. 13:2-1.6.**
- 5) The Division is simultaneously issuing a 90-day temporary miscellaneous permit to Licensee to authorize continued license operations pending the outcome of this renewal hearing. N.J.A.C. 13:2-5.5.



KIRSTIN L. KRUEGER
INTERIM DIRECTOR