

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Land Use Application Master Checklist

Name of Applicant: Chick-fil-A, Inc.

Block No. 3601 **Lot No(s)** 1.01

	Required for all applications:	Complete form:
<input checked="" type="checkbox"/>	General Information	Form G-1
<input checked="" type="checkbox"/>	Certifications	Form C-1
<input checked="" type="checkbox"/>	Taxpayer Identification number & certification	IRS form W-9

	Type of approval sought (check all as appropriate):	
<input type="checkbox"/>	Appeal from decision of Administrative Officer N/A	Form A-1
<input checked="" type="checkbox"/>	Bulk Variance (parcel)	Form B-1
<input type="checkbox"/>	Bulk Variance (signage) N/A	Form B-2
<input type="checkbox"/>	Bulk Variance (homeowner) N/A	Form B-3
<input checked="" type="checkbox"/>	Contribution Disclosure Statement	Form DS-1
<input type="checkbox"/>	Conditional Use N/A	N/A
<input type="checkbox"/>	Informal N/A	N/A
<input type="checkbox"/>	Interpretation N/A	N/A
<input type="checkbox"/>	Lot Consolidation N/A	N/A
<input type="checkbox"/>	Site Plan, Informal N/A	N/A
<input type="checkbox"/>	Site Plan, Waiver N/A	N/A
<input type="checkbox"/>	Site Plan, Minor	N/A
<input checked="" type="checkbox"/>	Site Plan, Preliminary Major	N/A
<input checked="" type="checkbox"/>	Site Plan, Final Major	N/A
<input type="checkbox"/>	Subdivision, Minor N/A	N/A
<input type="checkbox"/>	Subdivision, Preliminary Major N/A	N/A
<input type="checkbox"/>	Subdivision, Final Major N/A	N/A
<input type="checkbox"/>	Use Variance N/A	Form U-1
<input checked="" type="checkbox"/>	Other (specify)	N/A

List all accompanying material: Statement of Principal Points and Prior Resolution for Preliminary and Final

Description	Number Submitted
Site Development Plans (Preliminary and Final) (13 pages) prepared by Eric L. Keller, P.E. of Bowman dated 7/26/23	4/6/2020
Landscape and Irrigation Plans (6 pages) prepared by William H. Hamilton, AIA of Bowman dated 7/25/23	
Stormwater Management Report prepared by Eric L. Keller, P.E. of Bowman dated 7/24/2023	

List name & address of all expert witnesses expected to testify:

Eric L. Keller, P.E. of Bowan Consulting Group Ltd. 6 Campus Drive, Suite 302, Parsippany, NJ 07054

William H. Hamilton, Landscape Architect of Bowan Consulting Group Ltd. 6 Campus Drive, Suite 302, Parsippany, NJ 07054

Chad Baker, Representative of Chick-fil-A, Inc. 5200 Buffington Road, Atlanta, GA 30349

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name	<u>Chick-fil-A, Inc.</u>	404-765-8019 office
		Phone <u>404-309-6301 - Chad Baker</u>
Address	<u>3200 Buffington Road</u>	Fax <u>404-684-8550</u>
	<u>Atlanta, GA 30349</u>	Email <u>chad.baker@cfacorp.com</u>

2. Owner of land (as shown on current tax records):

Name	<u>Lawrenceville Holdings LLC</u>	Phone _____
Address	<u>c/o Tri Star Mgmt - 950 Peninsula Corp Cir. Suite 200</u>	Fax _____
	<u>Boca Raton, FL 33487</u>	Email _____

3. Attorney (where applicable):

Name	<u>Stephen F. Hehl, Esq. or Rosemary Stone-Dougherty, Esq.</u>	Phone <u>908-687-7000</u>
Address	<u>c/o Javerbuam Wurgaft P.C.</u>	Fax <u>908-687-7028</u>
	<u>370 Chestnut Street</u>	Email <u>rdougherty@lawjw.com</u>
	<u>Union, NJ 07083</u>	

4. Engineer (where applicable):

Name	<u>Eric L. Keller, P.E.</u>	Phone <u>973-359-8400</u>
Address	<u>c/o Bowman Consulting Group Ltd.</u>	Fax _____
	<u>6 Campus Drive, Suite 302</u>	Email <u>jbaez@bowman.com</u>
	<u>Parsippany, NJ 07054</u>	

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

6. Location of Land:

Lot No(s) 1.01 Block(s) 3601 Tax Map Pg(s) 3
Street(s) 2950 Brunswick Pike a/k/a 2950 US Highway 1
Site is located within the Lawrence Corners Shopping Center

7. Zoning designation of parcel (see Zoning Map): Highway Commercial ("HC") Zoning District

8. Name of proposed development: Chick-fil-A Drive thru and parking site improvements


Township of Lawrence
Mercer County NJ
Department of Community Development

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature


JOHN ROMANELLO
(Print or type name)

Date

8/4/23

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature

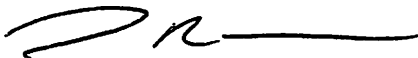
DN FILE
TBP IF REQUESTED
(Print or type name)

Date

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature


JOHN ROMANELLO
(Print or type name)


Date

8/4/23

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature


JOHN ROMANELLO
(Print or type name)

Date

8/4/23

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located		Permitted for zone where proposed use is allowed ⁽¹⁾		Existing		Proposed		Extent of variance requested	
LOT DATA										
Lot Area	40,000	SF		SF	496,910	SF	No Change	SF	Complies	SF
Lot Frontage	200	FT		FT	289	FT	No Change	FT	Complies	FT
Lot Width	200	FT		FT	834	FT	No Change	FT	Complies	FT
Lot Depth	175	FT		FT	564	FT	No Change	FT	Complies	FT
Parking Spaces	375				247		253		improvement over (V*) previous granted variance	
Floodplain Buffer (if applicable)	N/A	FT		FT		FT		FT		FT
Total Impervious Coverage	70	%		%	53	%	54	%	Complies	%
PRINCIPAL BUILDING										
Front Yard setback	25	FT		FT	50	FT	No Change	FT	Complies	FT
Left Side Yard setback	25	FT		FT	68	FT	No Change	FT	Complies	FT
Right Side Yard setback	25	FT		FT	104	FT	No Change	FT	Complies	FT
Rear Yard setback	60	FT		FT	68	FT	No Change	FT	Complies	FT
Floor Area Ratio										
Building Height		FT		FT		FT	No Change	FT	Complies	FT
ACCESSORY BUILDING N/A										
Side Yard setback		FT		FT		FT		FT		FT
Rear Yard setback		FT		FT		FT		FT		FT
Dist. to Other Building		FT		FT		FT		FT		FT

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an " * ".

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Signage)

N/A - No Changes to existing approved signage is proposed

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number				
Area	48 SF	32.92 SF	32.92 SF	SF
Setback	15 FT	227.2 FT	227.2 FT	FT
Height	6 FT	6.5 FT	6.5 FT	FT
Façade Sign				
Number	2	4*	4*	
Area	5% OF SF FAÇADE	37.71 SF	37.71 SF	SF

Mark any pre-existing variance with an "*" .

CORPORATION DISCLOSURE AFFIDAVIT

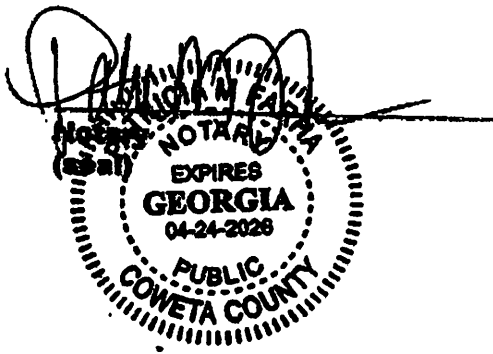
PURSUANT TO THE REQUIREMENTS OF N.J.S.A. 40:55D-48 I ET SEQ., I,

HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSES OF ALL INDIVIDUALS WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN CHICK-FIL-A, INC., WHICH IS A CORPORATION WITH PROPERTY INTERESTS IN THE PROPERTY LOCATED AT 2950 Brunswick Pike a/k/a 2950 US Highway 1 FOR WHICH A DEVELOPMENT APPLICATION HAS BEEN FILED WITH THE PLANNING BOARD. FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE CORPORATION OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE ENGINEERING DEPARTMENT AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUTE.

<u>NAME & TITLE</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
Don T. Cathy, Shareholder	6200 Buffington Rd, Atlanta, GA 30349	10+
Donald M. Cathy, Shareholder	6200 Buffington Rd, Atlanta, GA 30349	10+
Don T. Cathy, Don M. Cathy, and Trudy Cathy White, as Co-Trustees of the S. Trustt Cathy Irrevocable Trust Dated May 17, 1979	6200 Buffington Rd, Atlanta, GA 30349	10+

CHICK-FIL-A, INC.

R. Britt Prevost
BY: Britt Prevost



Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Chick-fil-A Inc. (APPLICANT), being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, John Romanello

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 2950 Brunswick Pike 3601 1.01

Property address aka 2950 US Highway 1 Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
candidate committee, joint candidates committee and any pledge, promise or other commitment or
assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.

J.R.
(Signature)

Sworn to and Subscribed before
me this 4th day of

August 2023

[Signature]
(Notary Public)



Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A	0	

Provide additional pages as necessary

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

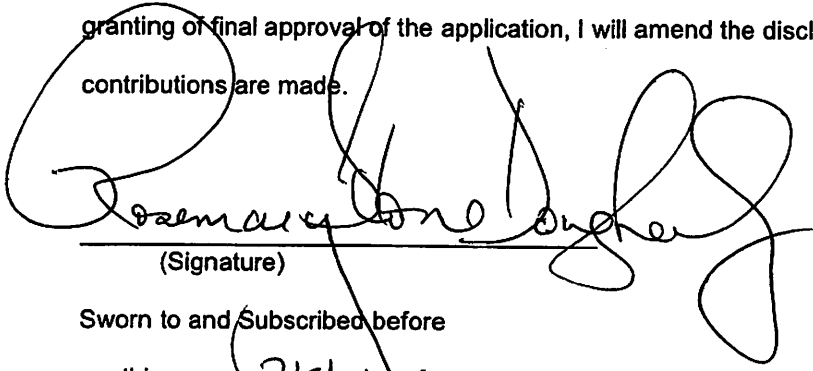
JAVERBAUM WURGALT P.C.
Rosemary Stone-Dougherty Esq. (Attorney), being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, Rosemary Stone-Dougherty Esq.
and on behalf Javerbaum Wurgalt
a property owner, developer, redeveloper or professional making an application in reference to a property

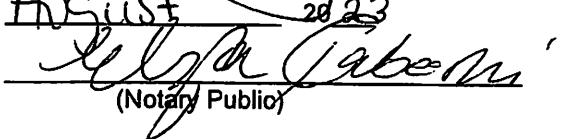
identified as 2950 Brunswick Pike 3601 1.01
Property address Block Lot(s)

aka 2950 U.S. Highway 1
I am providing representation and/or support for an application for certain approvals to the Planning Board or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate, candidate committee, joint candidates committee and any pledge, promise or other commitment or assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance 1949-07, effective September 24, 2007. The disclosure below includes all such contributions made during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing of this Contribution Disclosure Statement during the approval process and hereby agree that prior to granting of final approval of the application, I will amend the disclosure statement if such further contributions are made.



(Signature)

Sworn to and Subscribed before
me this 21st day of
August 2023


(Notary Public)

ELZA KABASHI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 29, 2027
COMMISSION #50193642

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A	0	

Provide additional pages as necessary

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

Bowman Consulting Group Ltd *(Engineer, Traffic & Architect firm)*


, being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, Eric Keller

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 2950 US Highway 1 Lawrenceville, NJ 08648 3601 1.01
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
candidate committee, joint candidates committee and any pledge, promise or other commitment or
assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.


(Signature)

Sworn to and Subscribed before

me this 25th day of

September 2023
Joanne J. Emposimato Ferrante
(Notary Public)

JOANNE J. EMPOSIMATO FERRANTE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 26, 2023

Township of Lawrence
Mercer County NJ
Department of Community Development

Contribution Disclosure Statement

RECIPIENT	AMOUNT	DATE
N/A	0	

Provide additional pages as necessary

Applicant: Chick-fil-A Inc.

**Address: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike
Block 3601, Lot 1.01**

Statement of Principal Points

APPLICANT: CHICK-FIL-A, INC.
PROPERTY: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike
BLOCK 3601, LOT 1.01
ZONE: HC HIGHWAY COMMERCIAL ZONE

STATEMENT OF PRINCIPAL POINTS

The applicant / lessee, Chick-fil-A, Inc. (“Chick-fil-A” or the “Applicant”), is requesting preliminary and final major site plan approval and bulk (“c”) variance approvals in connection with the property located at 2950 US Highway 1 a/k/a 2950 Brunswick Place, further identified as Block 3601, Lot 1.01 on the Tax Maps of the Township of Lawrence in Mercer County (the “Property” or the “Site”). The Property is bordered to the north by Bakers Basin Road, bordered to the south by WaWa, and to the west by Jiffy Lube and Shell gas station, and to the east Verizon Wireless and other retail stores part of the Lawrence Corners Plaza, and is a part of the Property comprised of 496,910 sq.ft. or +/- 11.407 acres. Chick-fil-A Inc. leases 49,190 sq.ft. or +/- 1.129 acres. This Site is currently improved with an existing Chick-fil-A, Inc. with a drive-in and convenience type window and double drive thru lanes, which is a permitted principal use. The Site is situated within the Township’s HC Highway Commercial Zone and is subject to the regulations set forth in the Schedule of Zoning Limitations of the Township of Lawrence’s Land Use Regulations (the “Code”).

The Applicant proposes to retain all Existing Improvements of the Chick-fil-A branded restaurant and to construct additional drive-thru improvements to add an additional (3rd) drive-thru lane to the existing drive-thru lanes to decrease the queuing at the Property and function more efficiently. (the “Application”). The proposed modifications will improve on-site vehicular circulation and queuing while simultaneously increasing Chick-fil-A’s operational efficiency. Additionally, Applicant proposes the installation of a canopy system over portions of the ordering (F2F – Face 2 Face) and pick-up (OMD – Order meal delivery) locations. The Site will continue

to be accessed via the existing ingress and egress locations. The Site will be configured to accommodate the queuing lanes and ensure safe and efficient vehicular circulation around the Property. Additional proposed site improvements may include, but are not necessarily limited to, directional / wayfinding signage and striping, storm water management measures, grading modifications, site and building lighting and landscaping.

The Application will require variance relief to permit the following deviations from the Code:

- §530-Number of Parking Spaces required: Minimum number of parking spaces required of 375 spaces, wherein 247 spaces exist, and 253 spaces are proposed (6 additional spaces provided).

The Application will represent an opportunity to refresh the highly visible site and allow Chick-fil-A to accommodate additional patrons. These conditions will not negatively impact the light, air, or open space of the neighboring properties. The Site will continue to fully accommodate Chick-fil-A's operations and this Application represents a continued and investment in the Township of Lawrence. The Applicant will provide the necessary expert and operational testimony demonstrating that the project will not negatively impact the public interest and can be reconciled with the intent and purpose of the Code and the Master Plan.

APPLICANT: CHICK-FIL-A, INC.
PROPERTY: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike
BLOCK 3601, LOT 1.01
ZONE: HC HIGHWAY COMMERICAL ZONE

VARIANCE RELIEF REQUESTED

§530-Number of Parking Spaces required: Minimum number of parking spaces required of 375 spaces, wherein 247 spaces exist, and 253 spaces are proposed (6 additional spaces provided).

LIST OF DESIGN EXCEPTIONS REQUESTED

No design exceptions requested.

LIST OF REGULATORY APPROVALS REQUIRED

Mercer County Planning Board

Soil Disturbance

WAIVERS REQUESTED

Waiver is requested for submission of an Environmental Impact Statement as this is an already constructed and operating Chick-fil-A restaurant, wherein the application is for modification of the drive through area.

Applicant: Chick-fil-A Inc.

Address: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike

Block 3601, Lot 1.01

Site Photos and Surrounding Uses





Lawrence Township, New Jersey

Google Street View

Jun 2023

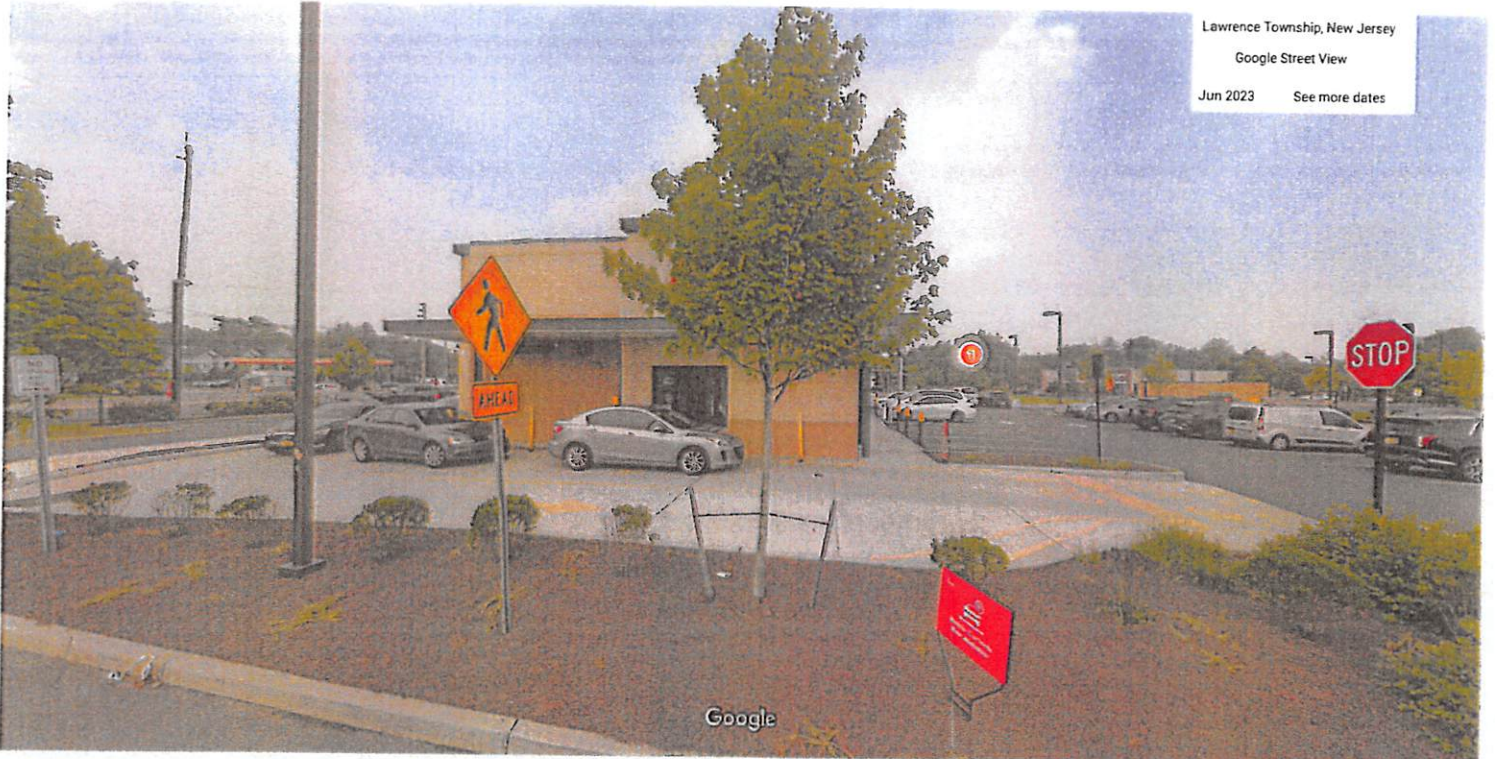
See more dates

Google

Image capture: Jun 2023 © 2023 Google



Bakersville Rd



Lawrence Township, New Jersey
Google Street View
Jun 2023 See more dates

Google

Image capture: Jun 2023 © 2023 Google





Lawrence Township, New Jersey
Google Street View
Jun 2023 See more dates

Google

Image capture: Jun 2023 © 2023 Google

of Princeton
Franklin Corner Rd



AAA Lawn
Care



Camp Bow Wow
Pet Care



Google Street View
Jun 2023 See more dates

Google

Image capture: Jun 2023 © 2023 Google



Applicant: Chick-fil-A Inc.

Address: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike
Block 3601, Lot 1.01

200 Ft. List

TOWNSHIP OF LAWRENCE

2207 LAWRENCE ROAD

LAWRENCE TOWNSHIP, NEW JERSEY 08648
ENGINEERING DEPARTMENT
Brenda Kraemer, P.E.
Assistant Municipal Engineer
609/844-7087
609/896-0412 Facsimile
bkraemer@lawrencetwp.com

June 8, 2023

Javerbaum Wurgaft Hicks Kahn
Wikstrom & Sinins, PC
370 Chestnut Street
Union NJ 07083

ATTN: Rosemary Stone-Dougherty

RE: Property Owners List
Chick-Fil-A, Inc., Block 3601, Lot 1.01

Dear Ms. Stone-Dougherty:

As requested, we have prepared and are enclosing a copy of the list of property owners located in Lawrence Township within 200' of the above-referenced project. Also enclosed is Attachment N-1 listing additional agencies, which must be noticed pursuant to the Municipal Land Use Law.

Should you have any questions please contact this office.

Sincerely,

TOWNSHIP OF LAWRENCE



Brenda Kraemer, P.E.
Assistant Municipal Engineer

BK/sjs
g:engineering/property owners/misc items letter.doc

Enclosures (2 Pages)

Chick-Fil-A

Block	Lot	Owner	Street	Town/State	Zip
3507	1, 84	BSA OIL CORP	P O BOX 5312	TRENTON, NJ	08638
	2.01	SAYBROOK HOLDING C/O MULTI MGNMENT	2205 COMMERCE ROAD, SUITE A	FOREST HILL, MD	21050
	6.01	LONG'S OWN ONE, LLC	2931 BRUNSWICK PIKE	LAWRENCEVILLE, NJ	08648
	9	SCF RC FUNDING IV, LLC, C/O ESNT PROP.	902 CARNEGIE CENTER BLVD, 520	PRINCETON, N.J.	08540
	10, 11	HENRY FAULKNER, INC.	BUSTLETON & HALDEMAN AVE.	PHILADELPHIA PA	19115
3601	5.01	SODEV PARTNERS I, LLC	633 CHESTNUT STREET, #900	CHATTANOOGA TN	37450
	8	D E P DIV OF PARKS & FORESTRY	CN 404	TRENTON, NJ	08625.0404
	28	4 LITHO ROAD, LLC	4569 S. BROAD STREET	HAMILTON NJ	08620
	29	HENRY FAULKNER, INC.	BUSTLETON & HALDEMAN AVE.	PHILADELPHIA PA	19115
4001	29	KNEHR, DOUGLAS & ADRIA	4 PAUL AVE	KENDALL PARK, NJ	08824
	30	PANG, RAY & ELISE	202 BAKERS BASIN RD	LAWRENCEVILLE, NJ	08648
	31, 32, 34, 35	SUNRISE INVEST, LLC C/O GEORGE PAUK	493 CHERRY HILL RD	PRINCETON, N.J.	08540
	33	HAREFF, LLC & MUFFREY, LLC	185 NW SPANISH RIVER BLVD	BOCA RATON, FL	33431.4230

Brenda Kraemer

Brenda Kraemer, P.E.

Assistant Municipal Engineer

SJS - Wawa

TOWNSHIP OF LAWRENCE
COUNTY OF MERCER
Attachment N-1

AGENCIES REQUIRING NOTICE

Corporate Secretary Ewing-Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville NJ 08648	Corporate Secretary Public Service Electric & Gas Company 80 Park Plaza, 4B Newark NJ 07101
N.J. American Water 1025 Laurel Oak Road Voorhees NJ 08043 ATTN: Donna Short	Elizabethtown Gas Company One Elizabethtown Plaza Third Floor East Union NJ 07083-1975
Corporate Secretary Trenton Water Works P. O. Box 528 Trenton NJ 08604	Corporate Secretary Verizon 540 Broad Street Newark NJ 07101
Aqua Water Company 2875 Erial Road Erial NJ 08081 ATTN: James Barbato	General Manager Comcast Cablevision 940 Prospect Street Trenton NJ 08618
RCN Corporation 105 Carnegie Center Princeton NJ 08540	Corporate Secretary AT&T 1 AT&T Way Bedminster NJ 07921
Mercer County Planning Board 640 South Broad Street P. O. Box 8068 Trenton NJ 08650-8068	Corporate Secretary Jersey Central Power and Light 300 Madison Avenue Morristown NJ 07962
Sun Pipe Line Company ATTN: R-O-W Department 1801 Market Street 26th Floor Philadelphia PA 19103-1699	Corporate Secretary Transcontinental Gas Pipe Line Corporation 2800 Post Oak Boulevard Houston TX 77056
Sunoco Pipe Line, L.P. Right-of-way Department Montello Complex 525 Fritztown Road Sinking Spring PA 19608	Commissioner N.J. Department of Transportation 1035 Parkway Avenue, CN 600 Trenton NJ 08625

The Township accepts no responsibility with regard to any mailing done to cable and/or utility companies by any of our applicants.

Applicant: Chick-fil-A Inc.

Address: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike

Block 3601, Lot 1.01

Past Resolution of Approval

Approved on March 2, 2020

Memorialized on April 6, 2020

**TOWNSHIP OF LAWRENCE, MERCER COUNTY
LAWRENCE TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION 10-20
2012 LAWRENCEVILLE ASSOCIATES, LLC
CHICK-FIL-A RESTAURANT
APPLICATION FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL,
VARIANCES AND EXCEPTIONS
APPLICATION NO. SP-2/19
ADDRESS: 2950 BRUNSWICK PIKE LAWRENCEVILLE, NEW JERSEY 08648
BLOCK 3601, LOT 1.01 LAWRENCE TOWNSHIP TAX MAP**

WHEREAS, 2012 Lawrenceville Associates, LLC (hereinafter referred to as the “Applicant”) has applied to the Lawrence Township Planning Board (hereinafter referred to as the “Board”) for Preliminary and Final Major Site Plan, variance and design exceptions approval to construct a Chick-fil-A Restaurant within the Lawrence Corners Shopping Center located at 2950 Brunswick Pike and designated as Block 3601, Lot 1.01 on the Lawrence Township Tax Map (hereinafter referred to as the “Property”); and

WHEREAS, the Board held hearings on this application on December 16, 2019 and March 2, 2020 at which time the Board considered the application materials submitted by the Applicant and in addition the following exhibits:

Exhibit A-1. Plan Entitled: “Preliminary and Final Major Site Plan, Ferber Construction Management, LLC, proposed mixed use commercial development, Block 3601, Lots 1-4, 28 and 30-37, U.S. Route 1 and Bakers Basin Road, Township of Lawrence, Mercer County, New Jersey”, prepared by Stonefield Engineering & Design, LLC, dated December 30, 2011 revised to August 14, 2012.

Exhibit A-2. Plan Entitled: “Amended Preliminary and Final Major Site Plan, 2012 Lawrenceville Associates, LLC, proposed Chick-fil-A, Block 3601, Lot 1.01 Brunswick Pike (U.S. Route 1) and Bakers Basin Road, Township of Lawrence, Mercer County, New Jersey, prepared by Stonefield Engineering & Design, LLC, dated December 10, 2019.

Exhibit A-3. Truck Turning Exhibit for 2012 Lawrenceville Associates, LLC, proposed Chick-fil-A, Block 3601, Lot 1.01, Brunswick Pike (U.S. Route 1) and Bakers Basin Road, Township of Lawrence, Mercer County, New Jersey, prepared by Stonefield Engineering & Design, LLC, dated December 16, 2019.

Exhibit A-4. Color Rendered Overall Site Plan entitled “Amended Preliminary and Final Major Site Plan, 2012 Lawrenceville Associates, LLC, proposed Chick-fil-A, Block 3601, Lot 1.01, Brunswick Pike (U.S. Route 1) and Bakers Basin Road, Township of Lawrence, Mercer County, New Jersey, prepared by Stonefield Engineering & Design, LLC, dated February 28, 2020.

Exhibit A-5. Plan entitled: “Amended Preliminary and Final Major Site Plan, 2012 Lawrenceville Associates, LLC, proposed Chick-fil-A, Block 3601, Lot 1.01, Brunswick Pike (U.S. Route 1) and Bakers Basin Road, Township of Lawrence, Mercer County, New Jersey, prepared by Stonefield Engineering & Design, LLC, dated February 28, 2020.

Exhibit A-6. Architectural Rendering of proposed Chick-fil-A building (Perspective View) (Front Right).

WHEREAS, in addition to considering the application materials in the above-referenced exhibits, the Board considered the testimony presented by the following witnesses:

WITNESSES:

At the hearings held by the Board on December 16, 2019 and February 2, 2020, testimony from the following witnesses was considered by the Board:

- A. Jeffrey A. Martell, PE, Stonefield Engineering & Design, LLC, Applicant’s Civil Engineer.
- B. Charles D. Olivio, PE, Stonefield Engineering & Design, LLC, Applicant’s Traffic Engineer.
- C. John Martinez, Chick-fil-A Development Manager.
- D. George Ritter, PP, Applicant’s Planning Consultant.
- E. Brian Slauch, PP, AICP, Clarke Caton Hintz, Board Planning Consultant.
- F. James L. Kochenour, PE, PP, Arora and Associates, PC, Board’s Traffic Consultant.
- G. Lisa Burke, Interested party; and

WHEREAS, the Board also considered the following staff reports:

- 1. James F. Parvesse, PE, Lawrence Township Engineering Department reports dated December 3, 2019 and February 28, 2020.
- 2. Brian Slauch, PP, AICP and Andrea Malcolm, PP/AICP, Clarke Caton Hintz, Planning Board Consultant reports dated December 12, 2019 and February 26, 2020.
- 3. James L. Kochenour, PE, PP, Arora and Associates, PC, Board Traffic Engineer reports dated December 6, 2019 and February 27, 2020.
- 4. Lawrence Township Health Department report dated November 13, 2019.

5. Lawrence Township Environmental Resources and Green Advisory Committee undated report.
6. Lawrence Township Police Department report dated November 25, 2019.
7. Lawrence Township Construction Official Report dated November 7, 2019; and

WHEREAS, the Board having considered all of the above referenced materials, reports and testimony makes the following findings:

1. The Applicant was represented by Gail L. Price, Meese, Shulman & D'Arminio, PC.
2. The Property is located in the Highway Commercial ("HC") Zoning District. The Applicant's proposed restaurant is a permitted use in the zone.
3. The Applicant proposes the construction of a 5,302 sf. Chick-fil-A fast-food restaurant with drive-thru lanes within an existing commercial shopping center commonly known as the Lawrence Corners Shopping Center on the easterly side of the Brunswick Pike/Business Route 1 and on the southside of Bakers Basin Road. The shopping center within which the Property is located was approved by the Lawrence Township Zoning Board of Adjustment in 2013 (see Lawrence Township Zoning Board of Adjustment Resolution of Memorialization No. 12-13z). On the 11.6 acre tract of land comprising the shopping center, the Zoning Board approvals permitted the development of a 12,000 sf. retail building, a TD Bank branch building, a Wawa convenience store with 16 fuel-dispensing pumps, a McDonalds restaurant and a 15,000 sf. retail building. As of the date the Board considered the application, the 12,000 sf. retail building was reduced in size to 6,000 sf. and constructed as were the Wawa convenience store and the McDonalds restaurant. Neither the TD Bank branch building nor the 15,000 sf. retail building have yet to be constructed. The Applicant proposes in lieu of constructing the 15,000 sf. retail building, to construct Chick-fil-A restaurant with drive-thru lanes consisting of 5,302 sf. with 72 parking spaces and additional parking available for the restaurant within the shopping center.
4. In order to construct the proposed Chick-fil-A restaurant, the Applicant requires the following approvals from the Board:
 - (a) §801 Land Use Ordinance ("LUO"): Preliminary and Final Major Site Plan approval.
 - (b) §530 LUO. Parking Space Variance: The Lawrence Township Zoning Board of Adjustment approval for the shopping center permitted a total number of parking spaces for the center of 239. With the development of

the proposed restaurants, the total parking requirement for the shopping center will increase to 379 spaces. A variance is required.

- (c) §535.Y.4 LUO. Façade Sign Variance: The restaurant building is permitted to have two façade signs. The Applicant proposes four façade signs. A variance is required.
- (d) §535.Y.5.a. LUO. Façade Sign Area Variance: The maximum permitted façade sign area for the proposed restaurant is 80 sf. The Applicant proposes two types of façade signs, a 58.75 sf. “script” sign proposed on the east, west and south façades and a 36 sf. “icon” sign proposed on the west and north façades for a total of 248.25 sf. A variance is required.
- (e) §535.Y.13 LUO. Menu Sign Height Variance: Restaurants with drive-thru windows are permitted two menu signs not exceeding 6 feet in height. The Applicant proposes two menu signs, each with a height of 6.5 feet. A variance is required.
- (f) §535.R. LUO. Freestanding Monument Sign Variance: Freestanding monument signs are limited to 15 sf. in size. The Applicant proposes a freestanding monument sign with 20 sf. A variance is required.
- (g) §535.O.2. LUO. Set forth the regulations for directional signage for pedestrian and vehicular traffic. The directional signs proposed by the Applicant do not comply with all of these requirements. A variance is required.
- (h) §530.K.1. LUO. Loading Area Design Exception: The Applicant proposes no dedicated loading area for the restaurant. A design exception is required.
- (i) §525.L.1. LUO. Landscape Island Width Design Exceptions: Landscape islands with a minimum 8 feet in width on the side of the parking spaces are required. The Applicant proposes a 5-foot width of the landscape islands at the southwest corner of the parking area and for an estimated 2-foot width of a landscape island at the northeast corner of the parking area adjacent to the trash enclosure. A design exception is required.
- (j) §527.C.3. LUO. Maximum to Minimum Illumination (Vehicular) Design Exception: The Applicant proposes a 24.321 maximum ratio of average to minimum illumination for vehicular traffic whereas a 10 to 1 maximum ratio of average to minimum illumination is required. A design waiver is required.
- (k) §521.H.1 and 2. LUO. Building Design Exceptions: A flat roof is proposed whereas buildings with less than 6,000 sf. are required to use a

pitched roof. The building entrance is oriented to the south instead of toward the west or U.S. Route 1. At least 50% of the west building façade does not consist of glass. Design exceptions are required.

1. Following the initial hearing on the Application on December 16, 2019, the Applicant met with the Board's staff and consultants to review the number of issues that were raised concerning traffic and traffic circulation patterns on the Property. As a result of those meetings, the Applicant revised its site plans to address the following key issues that were of concern to the Board:
 - i. The Applicant restaurant has been shifted to the westerly (Brunswick Pike) side of the pad area with the drive-thru area on the northside of the building to permit a vehicle stacking configuration which will allow more vehicle stacking for the drive-thru facilities.
 - ii. Access to the Applicant's proposed restaurant is now limited to two driveways north of the main Wawa circulation driveway at the gasoline facility. This relocation will improve potential traffic issues on or adjacent to the access to the Property from the Brunswick Pike.
 - iii. Parking spaces on the rear access road, near the Applicant's dumpster area, have been eliminated.
 - iv. Sidewalk connections have now been added to the site plan to provide connections to the Brunswick Pike and the Wawa site.
 - v. The Applicant's revised site plan includes making vehicle safety improvements to the roundabout which services the shopping center.

The Board having made the above-referenced findings voted unanimously (8 in favor and none opposed) (Dauber, Taylor, Bobbitt, Wiznitzer, Kownacki, Leggett, Connolly and Duran) to grant to the Applicant approval of its revised Preliminary and Final Major Site Plan dated February 28, 2020, the variances and design exceptions sought by the Applicant to facilitate the construction of the Applicant's proposed Chick-fil-A restaurant on the Property.

The Board approved this application since the Applicant, with its revised Preliminary and Final Major Site Plan dated February 28, 2020, addressed the Board's several concerns primarily with regard to safe pedestrian and vehicular traffic movements to and from the Applicant's Property. With the Applicant's revised plan which was a result of the Applicant's cooperative effort with the Board's staff and consultants, the Board is satisfied that the Applicant has appropriately addressed all of the site plan issues required to be addressed including landscaping, building design, signage and other considerations which are required to be addressed by the Township's site plan LUO. The Board is further satisfied that the variance relief sought by the Applicant can appropriately be granted since granting that relief involves a de minimis adjustment to the otherwise required signage and landscape requirements on the Property. The Board is satisfied that the signage as proposed by the Applicant is necessary to direct patrons safely through the

Property or to park proximate to the restaurant building. A loading area as otherwise required, is not necessary due to the condition which the Board will impose requiring deliveries to the Property on off hours when the restaurant is closed. Due to the configuration of the Property, full width landscape islands cannot be provided. The variances and design exceptions which are hereby granted can be granted without substantial detriment to the public good and will not have any negative impact on any of the other uses within the shopping center.

This approval is granted, however, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. All sidewalks to be installed on the Property shall conform to the requirements of Section 533.A.5.d and be 6' in width.
2. The Applicant shall encourage its employees to park along the loop road adjacent to the Property between U.S. Route 1 and the Applicant's building so that 48 parking spaces to the east of the building shall be available to customers. No employee signage is required.
3. The tractor trailer deliveries to the Property shall take place while the Chick-fil-A restaurant is closed between the hours of 10:00 p.m. and 6:30 a.m.
4. The Applicant shall incorporate into the fencing around the outside eating area on the Property bollards for the dining public's safety.
5. The Applicant shall amend the Site Plan to eliminate the sidewalk on the southside of the building and to add additional landscaping which shall be administratively reviewed and approved by the Board's Planning Consultant.
6. The Applicant shall install a bike rack as required by §533.C.
7. During the one-month long grand opening of the new Chick-fil-A store, the Applicant shall hire off-duty police officers to assist with traffic and crowd control.
8. The Applicant shall explore adding additional transom windows on the U.S. Route 1 side of the building in order to break up that façade on the building. Proposed additional windows shall be administratively reviewed and approved by the Board's Planning Consultant.
9. The Applicant shall provide an updated Traffic Impact Study to compare the original site traffic projections in the Traffic Impact Study for the Property when it was first developed in 2012-2013 to the real time actual traffic data for the Property for 2020.
10. The Applicant shall grant Title 39 jurisdiction to the Township of Lawrence with regard to its Property.

11. The Applicant shall comply with all conditions required by the Lawrence Township Zoning Board of Adjustment in the Board's Resolution of Memorialization No. 12-13z.
12. The Applicant shall utilize handheld electronic pads on the Property to assist with the taking of customer orders in the drive-thru lanes to expedite the time to process and serve the order and to avoid excessive queuing on the drive-thru lanes.
13. The main east-west driving aisle from the Brunswick Pike into the overall site shall be posted with "no parking" signage.
14. The Applicant's Site Plan shows the stop bar at the exit from the adjacent Wawa gasoline station. The Applicant shall provide a high intensity striped crosswalk across the main aisle with ADA mats as needed. The sidewalks will also be extended on the northside of the Applicant's building to meet the existing crosswalk in the parking lot. The existing crosswalk shall also be properly striped.
15. The Applicant has requested approval of certain site improvements in its Amended Preliminary and Final Major Site Plan Application. These site improvements are located outside the lease area depicted on Applicant's site plan drawings for the new Chick-fil-A and relate to the Property as a whole. By example, in accordance with the Board's approval and as reflected on the Applicant's Exhibit A-2, certain improvements shall be implemented to the existing roundabout located on the Connector Road that was built as part of the 2013 approval, Resolution No. 12-13z. The Connector Road, with the roundabout, extends from US Route 1 at the northern end of the entire Property and runs along the rear of all of the existing and proposed uses providing connection onto and from Bakers Basin Road.

The modifications to the roundabout as reflected in the present application require that the Applicant shall obtain an amendment from the New Jersey Department of Environmental Protection ("NJDEP") of the Applicant's previously granted flood hazard permit for the overall development. The Applicant shall be required to furnish the Lawrence Township Engineering Department with a copy of the amended NJDEP permit. Applicant also shall post a surety in the form and sum acceptable to Lawrence Township to cover the scope of improvements involved with modification to the roundabout. In the event, the NJDEP denies the amended permit application, Applicant shall return to the Board to address alternate design options for the roundabout improvements that will not trigger the need for a NJDEP permit.

All issues relating to the roundabout, the NJDEP permitting and the posting of required sureties shall be addressed as issues relating to the grant of amended site plan approval for the overall Property and not to the approval of the Chick-fil-A leased area and the specific details reviewed by the Board relating to its operations. The review and issuance of any building, construction or other permits, together with the issuance of a temporary and/or final certificate of occupancy for the Chick-fil-A shall not be delayed or otherwise impacted by the roundabout and/or the NJDEP permit.

16. The Applicant shall obtain approval of its plans from the following outside agencies:
 - A. Mercer County Planning Board
 - B. Ewing-Lawrence Sewerage Authority
 - C. New Jersey Department of Environmental Protection: Amend Flood Hazard Permit for roundabout improvements.
17. The Applicant shall submit a separate permit for its Soil Erosion Plan and remove the plan from the Site Plan set.
18. The Applicant shall pay to the Township of Lawrence its required non-residential development fee pursuant to *N.J.S.A. 40:55D-8.1 et seq.*
19. The Applicant shall post with the Township of Lawrence the required performance and maintenance bond pursuant to *N.J.S.A. 40:55D-53*. The Applicant's engineer shall also submit an engineering estimate in order to determine inspection fees that will have to be paid during construction. Except as otherwise addressed and excluded herein (by example, see paragraph 15 which specifies that the CFA C/O is not to be held up pending installation of the roundabout improvements or the issuance of the permit for same) all improvements to the Property including landscaping must be installed prior to the issuance of a Certificate of Occupancy or an additional bond will be required.
20. On the Applicant's Site Plan, the Plant Material Guarantee Note No. 1 shall be revised to indicate a growth guarantee of at least two years for trees and a minimum of two growing seasons for shrubs.
21. With regard to the Applicant's lighting plan, the Applicant shall comply with the maximum to minimum ratios previously granted for the overall development not to be exceeded on the Property so that there is uniformity of lighting on the site.
22. The Applicant's building, canopy and parking area lighting shall be turned off within one hour after the close of business except for required security lighting. The Applicant shall submit for administrative review and approval to the Township engineer a security lighting plan and indicate which lights on the Property will remain on overnight for security purposes.
23. The flagpole which the Applicant proposes to install on the Property shall comply with the height regulations set forth in Section 535.G.2 LUO.
24. The Applicant shall submit to the Lawrence Township Engineer a copy of its existing State Highway Access Permit for access to U.S. Route 1 from the Property.
25. Pursuant to the Board's traffic consultant's recommendations, the following Construction Details shall be complied with:

a) Sheet C-11

- Show the size of the Van Accessible Sign as 18" x 9".
- Show the size of the Penalty Plate as 10" x 12".
- If the handicap-accessible parking spaces are to be installed as shown on the Site Plan (Sheet C-4), the Accessible Parking Stall Markings detail is to reflect those provisions. For example, on the Site Plan, the van-accessible parking area is shown with a width of 8', and the accessible area is shown with an 8' width. On the referenced detail, the van-accessible parking area is shown with a minimum width of 11'. This dimension is also acceptable, but the point is that the handicap-accessible parking configuration on the Site Plan and for the detail are to be the same.
- A detail is to be added or a note is to be added to the site plan that all stoplines must be at least 4' in advance of the nearest crosswalk line. The stopline locations on the Site Plan are to be adjusted, as appropriate, where crosswalks are proposed.

b) Sheet C-12

- Show the Van Accessible sign with an 18" width and a 9" height and revise the colors of the sign to match an R7-8P sign. [Within the Accessible Parking Sign (Diagram B), the "5" is to be removed from the R7-8P5 call-out].

c) Sheet C-14

- The Crosswalk Detail is to conform to the provisions of the MUTCD, Section 3B.18 for crosswalks with diagonal striping (paragraph 15).

d) Sheet C-17

- The ADA Parking Signage and the Pedestrian Crossing Signage are to conform to the colors, sizes, and content of the appropriate MUTCD signs.
- The location(s) of the Pedestrian Crossing sign are to be shown on the Site Plan.

e) Sheet C-18

- The DO NOT ENTER sign is to be 30" x 30" per the MUTCD.

- f) The Van Accessible space or spaces are to be so designated on the Site Plan (Sheet C-4). If a single van-accessible space is proposed, it is to be to the left of the accessible area.

26. The Applicant shall submit a recycling plan to the Lawrence Township recycling coordinator for administrative review and approval.
27. A litter control plan shall be submitted to the Lawrence Township Health Officer for administrative review and approval.
28. The Applicant shall prepare and submit for the Lawrence Township Engineer a revised stormwater management manual, if necessary, or required in connection with the revised NJDEP permit noted in Condition #15.
29. The Applicant shall bring current all real property taxes and other municipal charges including the Applicant's land development escrow account with regard to the application within 30 days of the adoption of this memorializing resolution.

ACTION TAKEN BY THE PLANNING BOARD ON MARCH 2, 2020:

INTRODUCED BY: Mayor Kownacki

SECONDED BY: Taylor

ROLL CALL VOTE:

AYES:	8
NAYS:	0
ABSTAINED:	0
ABSENT (EXCUSED):	1
PRESENT BUT INELIGIBLE TO VOTE:	0

ACTION TAKEN ON THIS RESOLUTION ON APRIL 6, 2020:

INTRODUCED BY: Wiznitzer

SECONDED BY: Connolly

ROLL CALL VOTE:

AYES: 6

NAYS: 0

ABSTAINED: 0

ABSENT (EXCUSED): 3

PRESENT BUT INELIGIBLE TO VOTE: 1

CERTIFICATION

I, James Parvesse, Secretary to the Planning Board of the Township of Lawrence, County of Mercer, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution of Memorialization 10-20 adopted by said Planning Board at its regular meeting held on April 6, 2020. This Resolution memorializes formal action taken by the Planning Board approving the above-referenced application at its meeting on March 2, 2020.

James Parvesse
Secretary to the Planning Board

Applicant: Chick-fil-A Inc.

Address: 2950 U.S. Highway 1 a/k/a 2950 Brunswick Pike

Block 3601, Lot 1.01

Paid Taxes Certification/Proofs

BLQ: 3601. 1.01 S05- - - Tax Year: 2023 to 2023
Owner Name: LAWRENCEVILLE HOLDINGS, LLC Property Location: 2950 BRUNSWICK PIKE

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	9,814.95	9,814.94	0.00	0.00	19,629.89
Add/Omit Adjust:	4,085.46	4,085.46	0.00	0.00	8,170.92
Total Billed:	13,900.41	13,900.40	0.00	0.00	27,800.81
Payments:	13,900.41	13,900.40	0.00	0.00	27,800.81
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Original Billed						19,629.89		19,629.89
09/30/22	1	Adjustment	065			6209 286	AO	4,085.46	0.00	23,715.35
		2022 Added	Seq	1						
09/30/22	2	Adjustment	065			6209 287	AO	4,085.46	0.00	27,800.81
		2022 Added	Seq	1						
01/27/23	1	Payment	TAX		CK	6697 80	038	13,900.41	0.00	13,900.40
03/10/23	2	Payment	TAX		CK	6892 15	098	13,900.40	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

TAX COLLECTOR
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