

Applicant Hallfish Real Estate Co., LLC
(Marmalade Rest)

Appl. No. SP-4/21

REFERRALS

	Date		Date		Additional Reports
	Referred	Dated	Referred	Dated	
a. Municipal Engineer	<u>12/6/21</u>	<u>12/15/21</u>			
b. Professional Planner	<u>"</u>	<u>1/28/22</u>			
c. Traffic Consultant	<u>"</u>	<u>1/27/22</u>			
d. Construction Official	<u>"</u>	<u>12/10/21</u>			
e. Shade Tree Advisory Comm.	<u>"</u>				
f. Health Officer	<u>"</u>	<u>12/14/21</u>			
g. Tax Collector	<u>10/6/21</u>	<u>10/25/21</u>			
h. Public Safety	<u>"</u>	<u>1/29/22</u>			
i. Environ. Res. Committee	<u>"</u>	<u>1/27/21</u>			
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Major Site Plan – Preliminary & Final Approval with Variance Application No. SP-4/21
Hullfish Real Estate Company, LLC (Marmalade), Gordon Avenue
Tax Map Page 63, Block 6301, Lots 58 – 60 & 68 – 70

DATE: December 15, 2021

General:

The applicant has requested preliminary / final site plan approval to convert an existing garage into a restaurant at the rear of Block 6301, Lots 58 – 60 & 68 – 70. In addition to the garage, the properties currently contain a gravel parking area used by several local businesses, one office/retail building and an apartment. The parking area will be paved and other site improvements such as sidewalk, landscaping, lighting, etc. will be installed.

Detailed Report:

1.00 Site Layout

1.01 The existing gravel parking area will be paved and striped with sufficient parking for the proposed number of seats in the restaurant (60 inside seats, 20 patio seats). A parking space tabulation has been provided on Sheet 2 of the engineering plans. The applicant shall clarify if any parking spaces are used by Lawrenceville Fuel, which is adjacent to the project site. We note that diesel fuel dispensers for Lawrenceville Fuel are located in the new parking area. We will defer to the Planning Board Attorney regarding whether cross access easements are needed:

In addition:

- a. One of the businesses using the existing parking area is Wildflour Bakery, per a recorded agreement. Ten (10) spaces are allotted with a concrete walkway connection. The walkway replacement shall be fully detailed on the plans. A depressed curb section and striped walkway area (in the parking lot) shall be provided.
- b. A buffer yard variance has been requested for both existing (building) and proposed (parking, trash area, patio, etc.) elements within 5-feet of the property line. The buffer is required between non-compatible uses. The required buffer of 20 feet may be reduced to 15 feet with a fence. The applicant shall explore adjustments to the site plan to provide 15 feet in buffer width, particularly adjacent to the existing residences, where improvements will directly impact rear yards.
- c. Two (2) "electric vehicle ready" spaces are required.
- d. Landscaped islands shall be provided in the parking lot.
- e. Sidewalk adjacent to parking spaces shall be six-feet (6') wide (to compensate for vehicle overhang) per §533.A.4.d. of the Lawrence Township Land Use Ordinance.
- f. The bike rack shall be located so that parked bicycles will not interfere with walkways.
- g. Depressed curb shall be provided at the entrance area (at the striped walkway).

- 1.02 The restaurant address will be 14 Gordon Avenue.
- 1.03 Underground electric shall be specified.
- 1.04 The status of the monitoring wells shall be provided.
- 1.05 The plans show a freestanding sign and two (2) façade signs. Variances have been requested for the façade signs; however, the freestanding sign is also non-conforming.
 - a. Façade signs are limited to one and signage above the parapet is not permitted per §535.L.f. and §535.Q.3.e. of the Lawrence Township Land Use Ordinance. The sign "Fuel" is located above the parapet and exceeds the maximum permitted area (22 sf proposed, 20 sf permitted). The second façade sign at the restaurant entrance is 13 sf.
 - b. The freestanding sign must be skirted per §535.R.8 of the Lawrence Township Land Use Ordinance and must be setback from the property line a minimum of ten-feet (10') per §535.E.8. of the Lawrence Township Land Use Ordinance. In addition to the setback requirement, the current location is within the sight triangle area. The Engineering Department standard for an exit driveway is 10' x 150', measured along the property line.
- 2.00 Stormwater Management
 - 2.01 The applicant's engineer has stated that this project does not meet the definition of a major project per Stormwater regulations. Testimony and an engineering certification are required to verify that the following standards have not been exceeded:
 1. The disturbance of one or more acres of land since February 2, 2004;
 2. The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;
 3. The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021; or
 4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

If the project has exceeded the above standards, it will be reviewed as a major project and this office will have additional review comments specifically with respect to the requirements for further soil testing. If the project is considered minor, we have technical comments noted below.
 - 2.02 The applicant's engineer shall provide calculations to verify the existing storm sewer system in Gordon Avenue has proper capacity.
 - 2.03 The maximum length of sheet flow shall not exceed 100'. Also note that minimum time of concentration values are no longer in effect per the revised stormwater regulations.
 - 2.04 The depth of stone bedding shall be labeled on the underground basin detail.
- 3.00 Miscellaneous
 - 3.01 Roadway trench repair details shall be added for the utility trenches in Gordon Avenue.
 - 3.02 Full height curb and grass right-of-way area shall be provided in all depressed curb / apron areas no longer needed for access.

- 3.03 Note that an as-built plan of the improvements and the engineer's certification for installation of the stormwater facilities will be required prior to issuance of a Certificate of Occupancy.
- 3.04 All light standards shall be noted to be on a timing device, to be turned off ½ hour after close of business. Dusk to dawn illumination is not permitted for the entire property. If security lights will be installed, the lights shall be identified on the plan.
- 3.05 The Operations and Maintenance Manual shall include the coordinates of the Filterra units. The manual shall be recorded with the Mercer County Clerk's Office with a deed declaration that includes the annual maintenance reporting requirements. Proof of recording shall be submitted.
- 3.06 Other permits / approvals:
- a. Delaware & Raritan Canal Commission (or letter of no interest)
 - b. Mercer County Planning Board
 - c. Ewing-Lawrence Sewerage Authority – availability of service
 - d. Aqua Water
 - e. Lawrence Township Soil Disturbance (prior to construction)
 - f. Public Safety Advisory Committee

JFP/sjs

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Documents Reviewed:

- Application No. SP-4/21
- Stormwater Management Report, dated September 20, 2021
- Stormwater Management Inspection and Maintenance Plan, dated September 20, 2021
- Cover Sheet, Sheet 1 of 7, revision dated October 12, 2021
- Layout control Plan, Sheet 2 of 7, revision dated October 12, 2021
- Grading & Utility Plan, Sheet 3 of 7, revision dated October 12, 2021
- Landscaping & Tree Protection Plan, Sheet 4 of 7, revision dated September 20, 2021
- Lighting Plan, Sheet 5 of 7, revision dated October 12, 2021
- Construction Details, Sheet 6 of 7, revision dated October 12, 2021
- Circulation Plans, Sheet 7 of 7, revision dated October 12, 2021
- Title Sheet, Sheet T1-0, revision dated October 14, 2021
- Floor Plan & Exterior Elevation, Sheet A1-1, revision dated October 14, 2021
- Boundary & Topographic Survey, Sheet 1 of 1, revision dated October 6, 2021



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To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP *EMM*
Brett Harris, AICP *BH*

Re: **Hullfish Real Estate Company (Marmalade)**
Preliminary and Final Major Site Plan with Bulk Variances
Block 6301 Lots 58, 59, 60, 68, 69, & 70
16 Gordon Avenue
NC-1 (Neighborhood Center)
Application No. SP-4/21

Date: January 28, 2022

1.0 Introduction

- 1.1** The Applicant is requesting Preliminary and Final Major Site Plan Approval to convert an existing 1-story masonry garage and storage building into a 2,638 square foot restaurant with an associated basement for storage. Also proposed is an exterior seating area, walk-in cooler, and freezer. There are six lots associated with the subject property: Block 6301, Lots 58, 59, 60, 68, 69, & 70.
- 1.2** Additional site improvements include 60 parking spaces, a subsurface stormwater basin, and associated lighting and landscaping improvements.
- 1.3** The Applicant proposes to adaptively reuse the garage with modernizations and improvements to the interior and exterior. The proposed building design is reminiscent of the garage with its doors facing the parking lot. The Applicant proposes 60 interior seats and 20 exterior seats.

2.0 Site & Surrounding Area

- 2.1** The 54,358 square foot (1.25 ac) property is located in the Lawrenceville portion of the Township, northwest of the intersection of Main Street (Route 206) and Gordon Avenue.
- 2.2** The site is currently occupied by a 1-story masonry garage and a gravel parking lot. The existing garage does not face Gordon Avenue and has a large setback from the street. The gravel parking lot is located

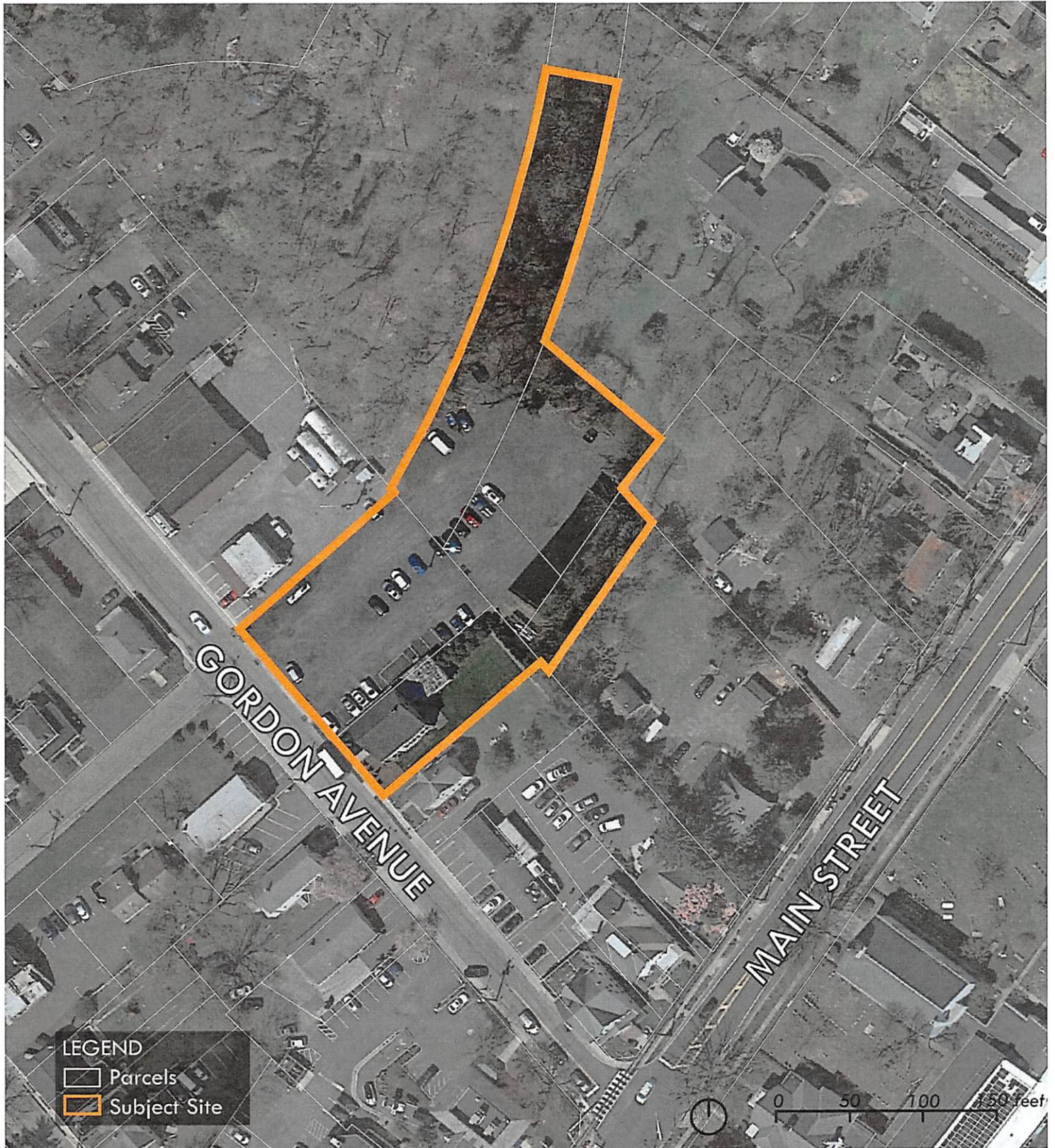


along the frontage of Gordon Avenue, in between the existing building and the street.

Additionally, along the frontage of Gordon Avenue, is an office and retail building on Lot 68, two diesel fuel dispensers associated with the adjacent Lawrenceville Fuel use, and two freestanding signs.

- 2.3 A majority of the site is located within the NC-1 (Neighborhood Center) Zoning District, with a small portion of the rear of Lot 70 within the R2-B (Residential 2-B) Zoning District.
- 2.4 The site's surrounding area is characterized by small scale commercial and residential uses, which in combination with the buildings' close orientation to the street, create an urban character not typically found in the Township.
- 2.5 Directly adjacent, and further north of the site are single family homes and wooded areas in the R2-B Zoning District. No improvements are proposed in the residential zone district.
- 2.6 Along Main Street, to the south and east of the subject property, are a variety of commercial uses including Starbucks, a bakery, and an antique shop.
- 2.7 To the west, directly adjacent to the site, is Lawrenceville Fuel.





POLICY
PLANNING
DESIGN

16 GORDON AVENUE - HULLFISH REAL ESTATE

BLOCK 6301 LOTS 58 59 60 68 69 70

TOWNSHIP OF LAWRENCE, MERCER COUNTY NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2021



3.0 NC District Standards

- 3.1** The portion of the subject site proposed for improvement is located within the NC-1 (Neighborhood Center) Zoning District. The NC-1 District is designed to foster the redevelopment of older neighborhood commercial areas into mixed use areas, creating a more urban character. Permitted uses include but are not limited to restaurants, retail sales, offices, and residential uses. The full permitted uses in the district can be found in §413 in the Township’s Land Use Ordinance.
- 3.2** The rear of the site is located in the R2-B (Residential 2-B) Zoning District. Site improvements are not proposed for the portion of the site located in the R2-B District, therefore a use variance is not needed.
- 3.3** The Applicant does not require bulk variance relief from the NC-1 District standards. Please see the following table for additional detail.

NC-1 District Standards (§413)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5,000 sf	54,358 sf	54,358 sf	No
Min. Lot Frontage	50 feet	150 feet	150 feet	No
Min Lot Width	50 feet	150 feet	150 feet	No
Min Lot Depth	90 feet	480 feet	480 feet	No
Min. Front Yard	0 feet	> 0 feet	> 0 feet	No
Min. Side Yard	10 feet	14.8 feet	14.8 feet	No
Min. Rear Yard	25 feet	60 feet	60 feet	No
Min. Accessory Use Setback	5 feet	N/A	7.35 feet	No
Max. Impervious Surface Ratio	.8	.61	.67	No
Max. Floor Area Ratio	.2	.08	.09	No
Max. Building Height (Principal)	35 feet	< 35 feet	< 35 feet	No
Max. Building Height (Accessory)	15 feet	< 15 feet	< 15 feet	No
Max. Building Size	10,000 sf	2,638 sf	2,638 sf	No
Max. Gross Floor Area	5,000 sf	2,638 sf	2,838 sf	No
Min Gross Floor Area (Rehab)	400 sf	2,638 sf	2,848 sf	No



4.0 Site Design and Use

- 4.1 Per §521.F.1, the Ordinance states buildings should be two to two-and-a-half stories in height and located within 10 feet of the street line, but the existing building is 16 feet in height and located at the rear of the site, well beyond 10 feet. We note for the Board this is an existing non-conforming condition.
- 4.2 Per §521.F.8, the Ordinance states that the primary entrance to a building should be accessed directly from a public street, but the existing and proposed building entrance is accessed from the parking lot. We note for the Board this is an existing non-conforming condition.



- 4.3 The Applicant should provide testimony regarding the building use and operation for employees and the public, including hours of operation of the proposed restaurant. Testimony should include all proposed site improvements.
- 4.4 To facilitate a more rational lot configuration, and given the shared parking, the Applicant should consider consolidation of the lots.
- 4.5 Testimony should be provided regarding the existing office/retail use located on Lot 68. Testimony should include any proposed improvements to the existing building and Lot 68.
- 4.6 Based on the Site Plan and Architecture Plans, the walk-in cooler and freezer are proposed to be attached to the principal building. The Township's Land Use Ordinance, §400.H.1, states that "Any accessory building attached to a principal building shall be considered part of the principal building", which would

trigger a side yard setback variance. Clarification regarding the accessory nature of the walk-ins should be provided, and if attached to the building, the appropriate relief should be sought.

- 4.7 Testimony should be provided regarding the timing and frequency of deliveries and trash pickup. We note for the Board, the proximity of single-family residences.
- 4.8 The Applicant should provide testimony regarding the two existing diesel fuel dispensers located near the frontage of the site. Clarification is required regarding the operational status of the fuel dispensers and if they are proposed to be removed. Testimony should include if their use would block the access aisle.



- 4.9 The Applicant should provide testimony regarding activity at the rear of the building from the proposed sink, walk-in freezer and cooler. Given the adjacent residential uses, we recommend a fence along the eastern property line behind the proposed restaurant. Doing so will reduce the impact of the restaurant's activity on the adjacent residence.
- 4.10 There appears to be outdoor trash and debris, including several storage tanks, adjacent to the existing garage building. The Applicant should confirm the removal of storage tanks, and testimony should be provided regarding the clearing of the trash and debris. The following image depicts the trash and debris located on the site.



Debris proximate to existing building

- 4.11** Clarification regarding the wall around the outdoor eating area should be provided. A detail of the wall and the patio should be provided. The wall materials and colors should be complementary to the proposed building materials.
- 4.12** The refuse enclosure vinyl gates color should be specified and should complement the proposed building. Additionally, the Applicant should confirm the gate material is solid.
- 4.13** The refuse enclosure color should be specified and should complement the proposed building.
- 4.14** The color of the proposed bike rack should be specified and should complement the proposed building.
- 4.15** The color of the proposed bollards should be specified and should complement the proposed building.

5.0 Parking & Circulation

- 5.1** Per §530K.A, the Applicant requires an exception for not providing sufficient loading spaces, where 1 (12 foot x 35 foot) space is required, but 0 are proposed.
- 5.2** Per, §530.O, the Applicant requires an exception for an access drive intersection with the street, where



access points shall be at least 20 feet from a side property line, where it appears less than 20 feet is proposed on the western side of the property. We note for the Board, currently there are no clear access drive intersections as the entirety of the site frontage is a depressed curb.

- 5.3 Per §530.P.2 the Applicant requires an exception for an undersized parking aisle width, where 22 feet is the minimum, but it appears less than 22 feet is proposed adjacent to the diesel fuel dispensers.
- 5.4 Per §521.F.3, the Ordinance states that sidewalks along public streets should be a minimum of 10 feet wide, but it appears that the existing sidewalks are less than 10 feet. No improvements are proposed. We note for the Board this is an existing non-conforming condition.
- 5.5 The Applicant is proposing 60 parking spaces, and several nearby businesses utilize the parking lot on the subject site. Based on the parking calculation provided on the Site Plan, the Applicant indicates 48 parking spaces are required. 27 spaces are for the proposed restaurant use, 10 spaces are for the existing bakery on Lot 66, 2.5 spaces are for the existing retail on Lot 68, 5.9 spaces are for the existing office on Lot 68, and 1.8 spaces are for the existing apartment.

It is the understanding of this office that the Lawrenceville Presbyterian Church has a parking agreement with the subject property. Testimony should be provided regarding all the users of the parking lot, and any shared parking agreements should be provided.

- 5.6 The Applicant should confirm that the proposed parking lot is to be paved.
- 5.7 Testimony should be provided regarding the access to the parking lot on the adjacent Lot 71 to the northwest. The existing parking lot on the subject property is gravel, and the existing parking lot on Lot 71 is gravel. Clarification is required regarding the pavement along the property line.
- 5.8 The Applicant should provide testimony regarding the proposed one-way vehicular circulation and indicate if signage is proposed to identify and enforce the one-way circulation.

6.0 Signage

- 6.1 The subject property is proposed to have 5 signs, of which 2 are proposed façade signs, 1 is a proposed freestanding sign, and 2 are existing freestanding signs. The Applicant is proposing a 22 square foot internally illuminated individual letter "FUEL" sign on the roofline of the western façade. On the northern façade, the Applicant is proposing a 13.5 square foot individual letter "Well, hello there!" sign. The Applicant is proposing an 8.9 square foot sign that is externally illuminated (linear downlight) along the site frontage.
- 6.2 The Applicant requires sign variance relief from the standards defined in §535 of the Township's Land Use Ordinance. Please see the following table for additional detail.



Sign Standards (§535)				
	Required	Existing	Proposed	Variance?
Max. Freestanding Signs (§535W.2 & §535T.1.b)	1 sign	2 signs	3 signs	Yes
Min. Freestanding Sign Setback (§535E.8)	10 feet	< 10 feet	0 feet	Yes
Max. Façade Signs (§535T.1.a)	1 sign	0	2 signs	Yes
Max. Façade Sign Area (FUEL) (illuminated) (§535T.1.a)	10 sf (illuminated) 20 sf (non-illuminated)	N/A	22 sf	Yes
Max. Façade Sign Area (hello) (non-illuminated (§535T.1.a))	10 sf (illuminated) 20 sf (non-illuminated)	N/A	13.5 sf	No
Façade Sign Location (§535L.4)	Below the lowest roof level	N/A	Above the lowest roof level	Yes

- 6.3 Full sign details, including colors and materials, should be depicted for the proposed freestanding sign.
Given the number of signs along the frontage, the Applicant should consider reducing the sign height from 6 feet to approximately 4.5 feet. Additionally, given the plain nature of the proposed sign, we suggest the sign be revised to complement the proposed building architecture as well as the character of the street. These changes are intended to enhance the appearance of the streetscape while maintaining visibility of the site.
- 6.4 The Applicant should confirm the “Well hello there!” façade sign is proposed to be non-illuminated. If illumination is proposed, a variance would be required as the maximum façade sign area, per §535T.1.a, is 10 square feet.
- 6.5 The “fuel” façade sign is proposed to be internally illuminated with a red finish. The Applicant should discuss the sign’s and its illuminations’ visibility from the nearby residences and the associated impact. The Board and Applicant should discuss screening the sign along the northern and eastern facades to limit light spillage and sign visibility.



7.0 Lighting

- 7.1** Per §527C.3, the Applicant requires an exception for exceeding the maximum illumination for surface parking, where 5 footcandles is the maximum permitted, but 5.1 footcandles is proposed. We note for the Board, there are no fixtures currently illuminating the parking lot.
- 7.2** Per §527C.1, the Applicant requires an exception for exceeding the maximum height for mounted light fixtures, where the height shall not exceed the height of the building (19 feet), but a 22-foot light fixture is proposed.
- 7.3** We suggest the Board and the Applicant discuss the hours the lights will operate, and a potential reduction overnight to security levels and/or the utilization of timers and/or motion sensors to activate the lights after hours.
- 7.4** The Applicant should provide complete details and testimony regarding all site lighting, building lighting and sign lighting. We suggest that all lighting be full cutoff fixtures to reduce off-site and skyward glare.
- 7.5** The color temperature of the proposed lighting fixtures should be specified. We suggest the temperature be between 3,000-3,500° Kelvin.
- 7.6** The Lighting Plan indicates the pole mounted light bases are proposed to be extended 3 feet above finished grade. The Applicant should indicate if the base will increase the height of the light fixtures to 25 feet. Given the location of the site and the parking lot along the frontage, the light pole bases should be flush with the finished grade.
- 7.7** A detail of the proposed building mounted gooseneck lighting fixtures should be provided.
- 7.8** The Applicant does not indicate light fixtures are proposed on the rear or side façades. This change will reduce the impact of the site on adjacent residences.

8.0 Landscape Design

- 8.1** Per §525.H.1.d, the Applicant requires an exception for an undersized landscape buffer, where 20 feet is required, but +/- 5 feet exists and is proposed. Testimony should be provided regarding the requested exception relief.
- 8.2** Street trees are required in accordance with §525.C.2. It appears that no street trees are currently proposed, testimony should be provided in this regard, or the appropriate relief should be sought.
- 8.3** Several mature trees are proposed to be removed. Testimony should be provided regarding the preservation of existing mature trees.
- 8.4** A tree protection zone, pursuant to §541E, should be depicted on the site plan, along with any associated tree protection fencing.



8.5 The planting bed lines should be depicted on the Landscape Plan. Large expanses of mulch should be avoided, and the groundcover of landscaped areas should be specified.

9.0 **Architecture**

9.1 Per § 521.B.2, the Applicant requires an exception for insufficient horizontal building elements, where a base, middle, and top shall be designed, where no horizontal building elements are proposed on the side and rear facades. We suggest the Board and Applicant discuss adding architectural elements to the building façade facing Gordon Avenue to break up the blank wall.

9.2 Per §521.C.4, the Ordinance states buildings under 6,000 gross square feet should be designed with pitched roofs, but a flat roof exists and is proposed. We note for the Board a pitched roof may not complement the proposed architectural style.

9.3 All colors and materials should be depicted on the building elevations.

9.4 The front elevation should be updated to include the outdoor seating area.

10.0 **Land Use Policy**

10.1 The Applicant should provide testimony regarding the conformance with the Township’s land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township’s Land Use Ordinance.

10.2 The 1995 Master Plan defines a goal related to the Visual Character of Lawrence stating:

“Establish policies governing the development or redevelopment of land which will promote the retention of rural character and historic streetscapes in the community. Establish design guidelines for the preservation of significant views from public rights-of-way.”

Testimony should be provided demonstrating the proposed redevelopment promotes the retention of the historic streetscape.

10.3 The 1995 Master Plan defines an objective under the Historic Preservation Goal stating:

“Promote the redevelopment of the commercial core of the village of Lawrenceville through coordinated parking, streetscape, signage, lighting, etc. in a manner that promotes its historic character.”

Testimony should be provided demonstrating how the proposed redevelopment promotes the historic character of the village of Lawrenceville.



- 10.4** The purpose of the Neighborhood Center (NC-1) District, defined in §413A of the Township’s Land Development Ordinance, states:

“The NC-1 district is established to foster redevelopment of older neighborhood commercial areas into mixed uses combining small scale commercial and residential buildings that create a more urban character. Buildings are intended to be closely oriented to the street with storefronts designed for pedestrian viewing and to be of two or two-and-a-half story construction. Parking is intended to be placed to the rear of the buildings but well screened from more purely residential areas. The NC-1 district is intended for more limited personal service uses than the NC-2 and allows development on smaller lots. Residential uses are encouraged, particularly as apartments on higher floors.”

Testimony should be provided regarding conformance with the purpose of the NC-1 Zoning District.

11.0 Materials Reviewed

- 11.1** Application SP-4/21.
- 11.2** Resolution 15-03 Resolution Endorsing Amendment to the Lawrence Township Zoning Map.
- 11.3** *Preliminary and Final Major Site for Marmalade Restaurant*, consisting of 7 sheets, prepared by Hopewell Valley Engineering PC, dated September 20, 2021, last revised October 12, 2021.
- 11.4** *Architecture Plans*, consisting of 2 sheets, prepared by Joshua Zinder Architecture + Design, dated September 24, 2021, last revised October 14, 2021.
- 11.5** *Boundary & Topographic Survey*, consisting of 1 sheet, prepared by Hopewell Valley Engineering PC, dated March 15, 2019, last revised October 6, 2021.

12.0 Applicant Team

- 12.1** Applicant: Hullfish Real Estate Company LLC 16 Gordon Ave Lawrenceville NJ 08648 609-896-0141 khpollack@gmail.com
- 12.2** Owner: Same as Applicant
- 12.3** Attorney: Bruce M. Sattin, Esq 101 Grovers Mill Rd Ste. 200 Lawrenceville, NJ 08648 609-275-0400 bsattin@szaferman.com
- 12.4** Engineer: Russell M. Smith PE PP Hopewell Valley Engineering 1600 Reer Road Suite A Pennington NJ 08534 609-745-5800 rsmith@kvepc.com



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: January 27, 2022

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Jeffrey A. L'Amoreaux, P.E. *JAL*
Traffic Consultant

SUBJECT: Hullfish Real Estate Company – Marmalade Restaurant Improvements
Preliminary & Final Site Plan w/Variance Application SP-4/21
Planning Board Memorandum #1
Lawrence Township Mercer County, New Jersey
Tax Map Page 63, Block: 6301, Lots: 58-60 and 68-70

We are in receipt of the following information for review pertaining to the submission of Bulk Variance Application and Preliminary and Final Site Plan Approval for the Hullfish Real Estate Company - Marmalade Restaurant located along Gordon Avenue.

- One bound set of Site Plans for “Marmalade Restaurant” (7 sheets), prepared by Russell M. Smith, P.E. of Hopewell Valley Engineering, P.C. digitally signed and sealed October 20, 2021.
- One bound set of Architectural Plans (2 sheets) for “Marmalade Landlord Improvements” prepared by Joshua B. Zinder of Joshua Zinder Architecture & Design (JZA+D) signed and sealed October 14, 2021.
- One Boundary and Topographic Survey Plan (1 sheet) prepared by Allan L. Sampson, P.L.S. of Hopewell Valley Engineering, P.C. digitally signed and sealed October 6, 2021.
- One Lawrence Township Land Use Ordinance Submission Checklist Table 8.2, undated, which identifies three requested waivers (Environmental Impact Statement, Community Impact Statement and Circulation Impact Study), twelve items as “N/A” and one item is listed as “to be provided”.
- One Township of Lawrence, Department of Community Development, Land Use Application Master Checklist, filled out, signed and dated September 29, 2021.
- One Transmittal Letter from Susan Snook, Administrative Secretary dated December 6, 2021, for reports due Thursday, January 27, 2021

According to the Title Sheet of the Architectural Plans, “this Project involves the renovation and alteration of an existing 1 story garage structure to become a new restaurant space. It is classified as an alteration by the Rehabilitation Subcode. The proposed scope of work includes the excavation and construction of a new sub-grade basement floor including new stair, within the existing footprint, new exterior finishes, roof, windows and doors, upgraded electrical systems and new HVAC and plumbing systems at the interior of the building and new interior restrooms and partitions. The project is classified as a Change of Use by the Rehabilitation Subcode from a Type U Utility Group to a Type A-2 Restaurant Assembly Use. The scope of work increases the egress capacity of the building to serve the new occupant load which is increased by the Change of Use and added basement floor area.” Businesses already on site include Right At Home (home healthcare service), Lawrenceville Vintage Treasures (antiques store),

Preliminary and Final Site Plan w/Variance SP-4/21
Hullfish Real Estate Co. – Marmalade Improvements
Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
January 27, 2022
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The Final Boss Comics & Games (comic book and games store), Ryder Trucks and The Live Painter Studio. It is unclear if Lawrenceville Fuel is also part of this property (though the diesel pumps apparently are) or is the adjacent parcel to the west (given the surface tanks behind that next property), though the FUEL sign to be mounted on the restaurant roof suggests it might be.

The site is located within Block 6301, Lots 58 to 60 and Lots 68 to 70 comprising six connected small parcels of land in Zone NC-1 (Neighborhood Center). Lot 58 is approximately 0.236 acres in size. Lot 59 is approximately 0.072 acres in size. Lot 60 is approximately 0.085 acres in size. Lot 68 is approximately 0.161 acres in size. Lot 69 is approximately 0.321 acres in size. Lot 70 is approximately 0.373 acres in size. With lots combined, the site is 1.248 acres in size. The site is bounded by Gordon Ave to the south with a T-intersection with James Street. There are residences in adjacent parcels to the north and northeast in the R-2B Zone and commercial and retail businesses to the east and west within the NC-1 Zone along the north side of Gordon Avenue.

Field observations found a Fire House located just west of the site (Lawrenceville Volunteer Fire Company Station No. 23), that the speed limit on Gordon Avenue is 25 miles per hour and the speed limit on US Route 206 is 30 miles per hour, the T-intersection of Gordon Avenue and US Route 206 is signalized, and two schools exist at the intersection (The Lawrenceville School and Lawrenceville Presbyterian Pre-School). Also, there is a Starbucks drive-through entrance on the south side of Gordon Avenue which sometimes has traffic that blocks Gordon Avenue, blocking traffic trying to get to US Route 206. Parked vehicles in front of Lawrenceville Fuel block the sidewalk on the north side of Gordon Avenue. The site is near five historic sites, John Moore Tavern, Maidenhead Church, Lawrence House, Joseph Scudder House/First Town Hall, and The Lawrenceville School.

We offer the following comments.

Preliminary and Final Major Site Plans

1. The Sign Details on Sheet 6 (Sheet 6 of 7) require minor corrections. The New Jersey Penalty Plate is R(NJ)7-8A, not “NJDOT R7-8P”; it should be 10” wide by 12” tall. The Van Accessible Plaque (R7-8P) should be 18” wide by 9” tall. Label the dimensions of these signs as for the R7-8 Sign. Mounted together, the R7-8P goes between the R7-8 (which should be on top) and the R(NJ)7-8A (on the bottom).
2. The Circulation Plans on Sheet 7 of 7 show a WB-67 size tractor trailer attempting to enter the parking lot. This vehicle is too large to be the standard delivery vehicle for this site. It’s not clear how the truck will be able to exit the site after crossing into oncoming traffic to swing wide, going over the curb, traversing the island with the “outlet structure with hatch” and crossing several parking spaces to enter. Given the overrunning on the way in, the light pole in the island or the sign pole for Lawrenceville Fuel may be in the way depending on the route leaving. The note that the truck only comes twice a week in the early morning hours before the businesses open and has the whole lot to maneuver helps, but we’d like to see the maneuvering to turn around and the exit path to make sure the bollards and the light pole don’t get struck. Further, one car parked overnight in the wrong spot can spoil the early morning delivery plans.

Preliminary and Final Site Plan w/Variance SP-4/21
Hullfish Real Estate Co. – Marmalade Improvements
Planning Board Memorandum #1
Township of Lawrence, Mercer County, New Jersey
January 27, 2022
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3. We do not recommend that the Board grant a waiver to §814 - Circulation Impact Study. The study does not have to be very extensive, but comprehensive for the site being rehabilitated (and to at least include the signalized intersection adjacent) as described in this Section of the Code. The site is quite “tight” and the applicant may benefit from the advocacy of a traffic engineering consultant.
4. While the site seems to accommodate fire equipment, we will defer to the Fire Chief as to whether the Fire Truck circulation path is acceptable. Given the proximity of the Lawrenceville Volunteer Fire Company Station 23 Fire House to the west, it’s not expected to see the fire truck circulation path depicted from the east.
5. We do not see the required “15’ x 60’ Loading Space” per §530.K.1.c of the Lawrence Township Zoning Code.
6. On Preliminary and Final Site Plans Sheet 2, please update General Note 4 to NJDOT Standard Specifications for Road and Bridge Construction 2019 Edition rather than 2007 Edition.
7. Section 530.B “Parking Location” includes a clause “No parking facility shall be permitted as the principal use of a lot.” Block 6301, Lot 69, both existing and proposed uses, may violate this Section of the Code.
8. Section 530.C.5 (Ord. 2351-19, 12/17/19) requires one Electric Vehicle Charging Station (EVCS) for 50-99 parking spaces. Given the property will have 60 spaces, there should be one EVCS shown.
9. Section 530.F Parking Lot Setback. “Parking lots shall be set back from all lot lines a minimum of 25 feet unless a larger set back is required, excepting the NC-1, NC-2 and RC districts. Parking shall not be permitted in the front yard in the NC-1, NC-2 and PO districts. Parking shall not be permitted to be located in any required landscaping buffer... Setbacks shall be required from any public streets and from private internal collector access roads that serve the parking lot. Setback measurements shall be from the right-of-way of a public street and from the curb line of a private street to the nearest parking space.” Section 413.A states “Parking is intended to be placed to the rear of the buildings but well screened from more purely residential areas.” The 0’ building set back is for buildings, not parking.

The idea behind the Neighborhood Center is to line the sidewalk with storefronts and shop windows. This may not be what we’re seeing with most of the Hullfish properties identified on the Survey plan, as many may violate the “parking shall not be located in the front yard” Township Zoning Code. Pedestrian safety and clear walking paths (a parked compact car is seen on Google Earth street view overhanging sidewalk at Lawrenceville Fuel, field observation confirmed a parked SUV fully blocking the sidewalk there) may be at issue here.

10. Section 530.G Parking Lot Interconnection “Parking areas for individual non-residential uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s) where feasible, to minimize access points to the street.” There may be an opportunity to interconnect the parking area of this improvement with the barber shop/Gingered Peach Bakery

Preliminary and Final Site Plan w/Variance SP-4/21
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property, Wild Flour Bakery and Purple Cow Ice Cream properties' parking area if the "footpath access easement" could be widened. For consideration.

11. Section 530.I.3 Parking space access. "Direct access to an off-street parking space from a public or private street or an internal collector drive is prohibited." Many of the adjacent properties (all seeming to have the same owner) challenge this Section of the Code (Lawrenceville Fuel, The Gingered Peach, the barber shop) as noted in Comment 9.
12. Section 530.I.6 Vehicle overhang. "Where sidewalks occur in parking areas, parked vehicles shall not overhang or extend over the sidewalk unless an additional 2 feet in width is provided in order to accommodate such overhang." Again, adjacent properties with the same owner violate this Section of the Code as noted by our field observation as noted in Comment 9.
13. The Parking Lot Pavement Section shown meets Section 530.N.2.b requirements.
14. The parking calculations indicate that 10 spaces are being included for the Bakery by agreement. Please provide the details of the agreement. This information can be included in the Circulation Impact Study.
15. The typical paving sections for gravel and parking lot surface are provided, however, the plans are ambiguous as to where each is being used. Please clarify what is becoming pavement section and what will be left as gravel.
16. The Architectural Plans should include "VOC - Volatile Organic Compounds" in the list of abbreviations given its repetition in the General Notes.

This completes our comments at this time. Additional comments will be provided as this project moves forward.

CC: James Parvesse, P.E.
Brenda Kraemer, P.E.
Susan Snook
Bruce M. Sattin, Esq.
Edward W. Schmierer, Esq.

Township of Lawrence

Office of Code Enforcement
2207 Lawrence Road
Lawrenceville, N.J. 08648
Inter office memo

To: James Parvesse

From: Michael Rodgers 


RE: Gordon Ave. Hullfish Real Estate

Date December 10, 2021

It is recommended that due to the existing monitoring wells, excavation and the past uses of the garage that the building footprint site be evaluated by a Licensed Site Remediation Professional for any hazards before becoming a restaurant with food and a large occupancy.

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Jeffrey A. L'Amoreaux, Traffic Consultant
~~Michael Rodgers, Construction Official~~
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan w/ Variance Application No. SP-4/21
Hullfish Real Estate Company, LLC (Marmalade), Gordon Avenue
Tax Map Page 63, Block 6301, Lots 58-60 & 68-70

DATE: December 6, 2021

Attached are the documents listed below with regard to the referenced site plan application:

- Application and Supporting Documentation
- Preliminary and Final Site Plans
- Boundary & Topographic Survey
- Architectural Plans
- Stormwater Management Report
- Stormwater Management Inspection and Maintenance Plan

This application is scheduled for review by the Planning Board at the meeting to be held Monday, February 7, 2021. Please review these documents and submit your report to this office as soon as possible, but **no later than January 27, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS

R:\Planning Board\Applications\Hullfish Real Estate - Marmalade\Distribution Letter.doc

Attachments

~~no comments~~
No PLB Comments 12/7/21 JD
No Fire comments 12/10/21 MR
See Bldg memo attached 12/10/21 MR
No ELECTRIC COMMENTS 12/10/21 JD

DEC - 6 2021

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

DEC 14 2021

ENGINEERING DEPT.

Date: December 14, 2021

To: James Parvesse, P.E., Planning Board Secretary

From: Keith Levine, Health Officer

REVIEW FOR:

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Food Establishment
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Sewage Disposal System
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: <u>Prelim & Final Major Site Plan w/ Variance</u>

PROJECT NAME: Hullfish Real Estate Co, LLC - Proposed Marmalade Restaurant SP4/21

LOCATION: Gordon Ave.

BLOCK: 6301 LOT # 58-60 & 68-70 PR# _____

OWNER: Hullfish Real Estate Co., LLC Phone: 609-896-0141

ENGINEER/ARCHITECT: Hopewell Valley Engineering - Russell M. Smith, P.E.

ADDRESS: 160 Reed Road, Suite A
Pennington, NJ 08534 PHONE: 609-745-5800

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

Provide will serve letters from NJ American Water and Ewing Lawrence Sewerage Authority (ELSW).

Construction and operational activities shall be in accordance with Lawrence Township Noise Nuisance Ordinance and NJDEP anti-idling regulations.

Trash enclosure shall be of adequate size for all waste containers including trash, recycling and waste grease.

Requirements for a grease trap for the restaurant shall be reviewed with the Plumbing Subcode Official & ELSA.

A Retail Food Establishment Plan Review Application will be required by the Health Department.

Provide information on the status of the two monitoring wells shown on the Boundary & Topographic survey.

Conflicting information is provided on the plans regarding whether a basement is existing or proposed. Please clarify.

It is recommended that the proximity of the proposed walk-in food storage cooler locations be considered with respect to the property line, screening and the associated adjacent residential land uses.

Provide additional information on lighting and security by the walk-in food storage coolers and associated impact on the adjacent residential land use area.

Consideration should be given to establishing a demarcated traffic lane to access the diesel dispenser pumps.

Keith Levine
Health Officer

TOWNSHIP OF LAWRENCE

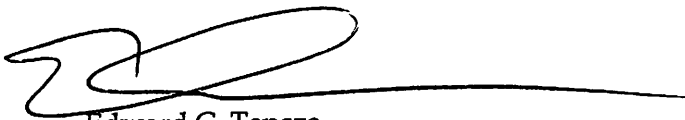
Edward Tencza, Fire Marshal

Department of Public Safety

TO: Zoning/Planning Board
FROM: Edward Tencza
SUBJECT: Hullfish Real Estate Company, LLC Gordon Avenue.
DATE: January 24, 2022

After review of site plan for the Hullfish Real Estate Company, LLC Gordon Avenue. the following items of concern.

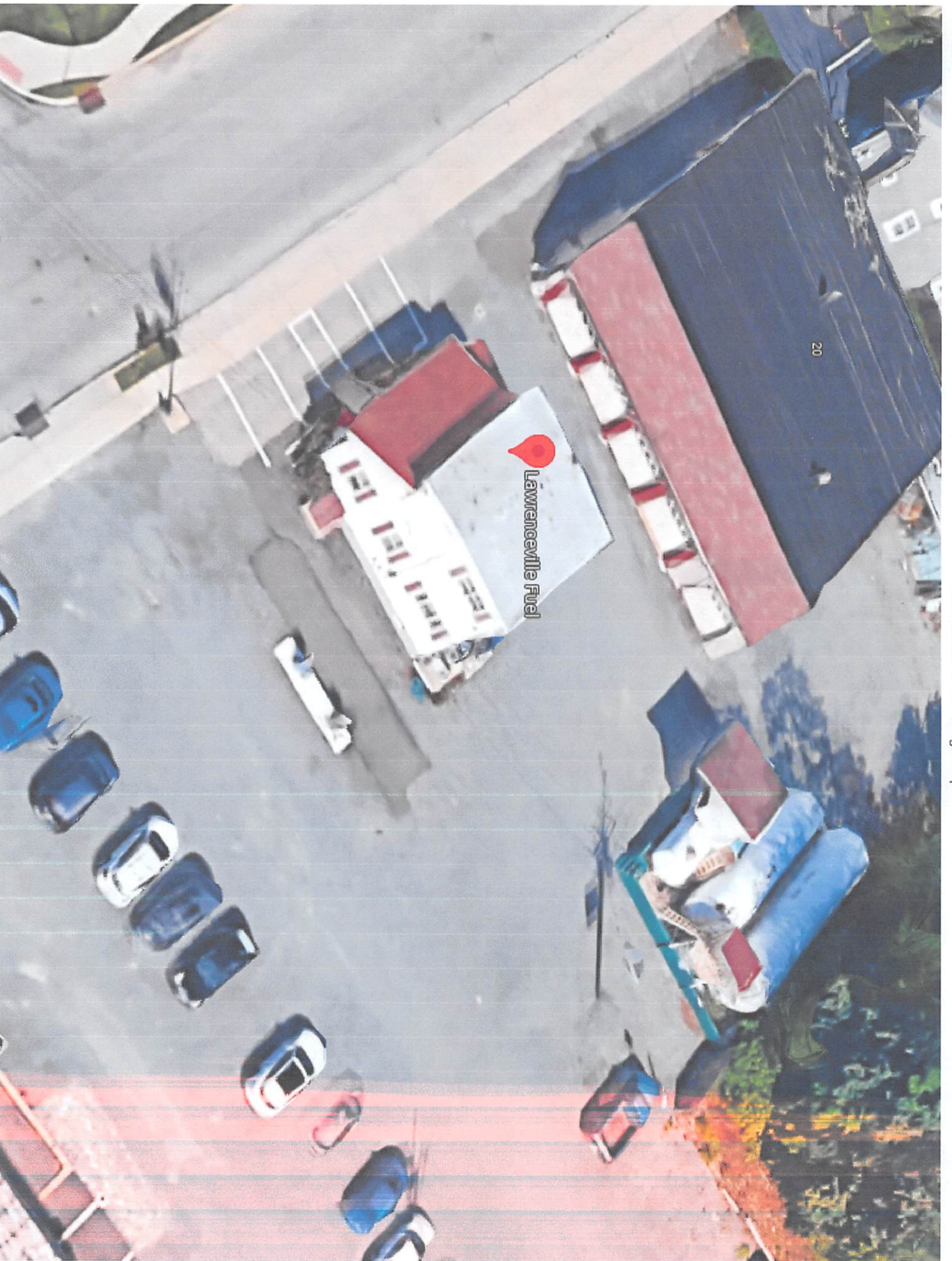
1. Fire Lane Markings and proper "NO PARKING FIRE LANE" signs to be installed in main entrance driveway, adjacent to 10 Gordon Avenue, in front of new proposed restaurant and to rear exit driveway adjacent to 16 Gordon Avenue. Allowing appropriate access for Fire Apparatus from main entrance driveway to rear of building.
2. Protection of Fueling Island from vehicular traffic and vehicles backing from parking spots is provided by four steel posts indicated on site plan. Will there be safe guards in place to prevent vehicle from mistakenly traveling between Lawrenceville Fuel Building 16 Gordon Ave and fueling island? (i.e. curbing, signage). A physical separation between parking lot and Lawrenceville Fuel Building 16 G

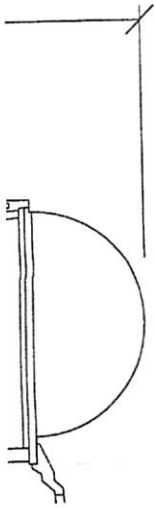


Edward C. Tencza

January 24, 2022

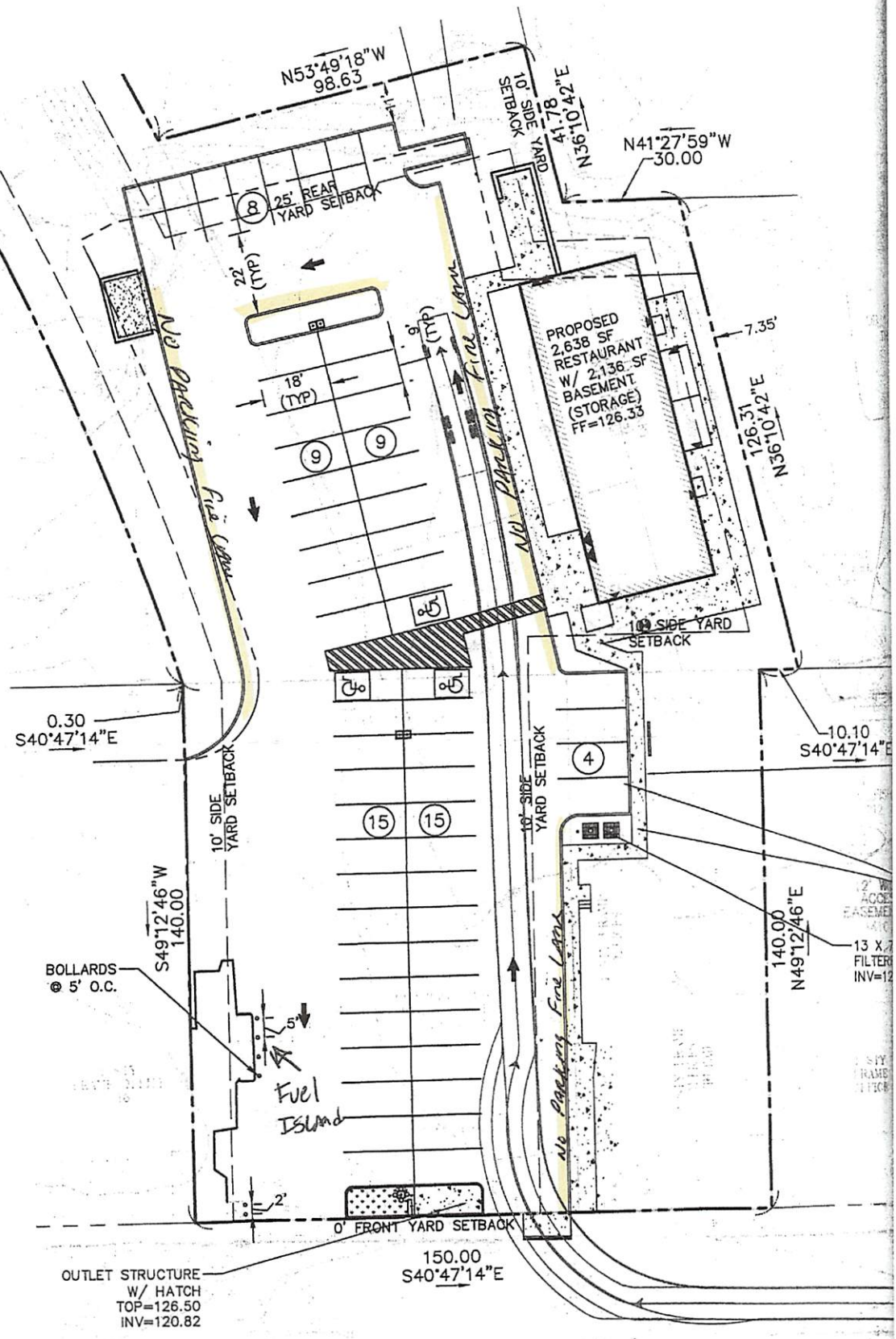
Fire Marshal





No PARKING
FIRE LANE
MARKINGS
1/24/2022
ET.

6 ft
0 ft
sec
0°



FIRE TRUCK TURNING

1"=30'





LAWRENCE TOWNSHIP

ENVIRONMENTAL & GREEN ADVISORY COMMITTEE

Lawrence Twp., NJ
CLEAN AIR, LAND, AND WATER

To: Lawrence Township Planning Board Members
From: Environmental and Green Advisory Committee
Date: January 27, 2022
Re: **Hullfish Real Estate Company, LLC (Marmalade Restaurant) Gordon Ave**
Preliminary & Final Major Site Plan Application No. SP-4/21
Tax Map Page 63, Block 6301, Lots 58-60 & 68-70

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

The applicant proposes to redevelop an existing garage and gravel parking area into a restaurant and paved parking area with a subsurface stormwater basin and Manufactured Treatment Device for filtration.

Waivers are requested for an *Environmental Impact Study, Ground Water Recharge, Landscape Buffer and Circulation Plan.*

Questions/ Recommendations/Suggestions:

1. This is a “**Community Well Head Protection Area**” and, given concerns regarding both *contamination* and *recharge*, we respectfully ask for clarification and/or suggest an Environmental Impact Study on these two issues. Please see more in “Detailed Review” below.
2. Replace non-native plants with native non-cultivars.
3. The Committee looks forward to supporting the restaurant!

DETAILED REVIEW

A. COMMUNITY WELLHEAD PROTECTION

This site is in a Tier 2 Community Wellhead Protection Area (WHPA), meaning this entire area of town is responsible for recharging its own collective water supply within this subwatershed’s headwaters. There are two concerns: ground water recharge and contamination. Should current regulations preclude the need to address these issues on the plans for this project, and assuming the township would therefore bear responsibility, could requiring the EIS (no waiver as requested) provide the township (or applicant) with valuable information to deal with and mitigate issues to protect the ground water that supplies the community?

Contamination: Groundwater contamination occurs when man-made products such as gasoline, oil, road salts and chemicals seep into the groundwater and cause it to become unsafe and unfit for human use. A NJ Environmental Monitoring Site is indicated on Lot 69 (ID 6374; Site Remediation; SRP-PI). What is the risk that the soil disturbance has on movement of pollutants into the WHPA? MTDs for stormwater are primarily aimed at solids (e.g., sediment) and not biological (eg bacteria) or dissolved materials. Does the MTD sufficiently protect the Community Well supply? Will it continue to protect given rainfall data (per current regulation) is old “look back” data and does not adequately account for current conditions (generally) and future rainfall conditions (as predicated)? Can the risks be mitigated now rather than having to respond to issues later when it may be more difficult or expensive to manage?

Recharge: When groundwater use is greater than natural recharge rates, aquifers are depleted over time. At a collective impervious cover greater than 80% in this community, recharge is restricted. Additionally, predications indicate overall rainfall is increasing in our area, as is increased rainfall *variability* which puts stress on the ground water supply. Highly variable rainfall, especially in the heavy bursts punctuated by long dry spells, decrease the natural recharge of water, reducing ground water levels.

The provided Stormwater Report indicates poor permeability (per the one soil test in 2019), which is expected given the highly compacted soil in the gravel lot area.

What options might be available to utilize LID (Low Impact Design) nonstructural Green Infrastructure for recharge?

- As 48 parking spaces are required but 60 are provided, can the back row of spots be removed thereby decreasing the lot size and retaining buffer area and tree canopy? Presumably the soil is not compacted here and testing will show sufficient permeability?
- And/or can the soil be restored in the compacted lot to allow for LID nonstructural Green Infrastructure rather than the stormwater basin and MTD?

C. TREES, LANDSCAPING

1. We appreciate the lovely landscaping choices, however we suggest substituting the non-native plant species with similar native non-cultivars, as indigenous trees and plants are essential for sustaining our local insect and bird health. Possibilities include:

- Replace Tatarian Dogwood with native dogwood such as the Flowering Dogwood or the Redosier Dogwood (bush rather than a tree but has the red bark for winter color like the Tatarian).
- Replace Japanese cedar, perhaps with American Arborvitae (*Thuja Occidentalis*).
- Replace Japanese Black Pine with native pine such as Eastern White Pine.
- Replace Green Trump viburnum with one or more of the multiple native viburnum available.

2. Can additional trees be added to help minimize the heat island effect? Are street trees along Gordon Ave. possible?

3. Remove all Tree of Heaven (invasive and food source of Spotted Lantern Fly).

4. 100 Happy Returns Daylilies are indicated. We suggest replacing with deer resistant perennial native non-cultivars to benefit our local insects and birds.

D. BUILDING

1. Location has preferred solar siting. Consider solar?
2. Thank you for requiring **No VOC** paint on the restaurant interior as indicated on the plans!

E. TRANSPORTATION

1. There is back up at times for the Starbucks drive through and the bakery business, causing idling which is an air quality concern. Could the restaurant delivery trucks utilize access from the other direction on Gordon to avoid additional traffic backup and idling?

2. Applicant can take advantage of the PSE&G financial incentives to support EV charging equipment installations. [Home - Drive Green - Air Quality, Energy and Sustainability \(AQES\) | Department of Environmental Protection \(nj.gov\)](#)

3. Thanks for the bike parking!

F. LIGHTING

1. Thank you for choosing lighting fixtures for the parking lot (Gardco ECF-S per the Lighting Plan) with the *International Darkskies Association's* Fixture Seal of Approval!!! Our local insects and birds appreciate it.

Also per the *IDA*, lighting should only be on when needed.

2. There does not appear to be lighting indicated on the building apart from the lighting above the signage at the entrance. Clarify?