

September 10, 2025
Via FedEx Overnight Delivery

Township of Lawrence
Division of Planning and Redevelopment
2207 Lawrence Road
Lawrence, New Jersey 08648

Attn: James Parvesse
Secretary to the Planning Board

**RE: Lawrence Shopping Center Associates LLC
Shopping Center – Tractor Supply Co.
2495 Brunswick Pike
Block 2001, Lot 2.01
Township of Lawrence
Mercer County, New Jersey
DEC # 2064-99-002
Twp # SP-5/25**

Dear Mr. Parvesse,

On behalf of the applicant, Lawrence Shopping Center Associates LLC, enclosed please find the following plans and documents, which addresses the items set forth in the August 15, 2025 completeness review issued by your office:

- One (1) check in the amount of **\$250.00**, made payable to the “*Township of Lawrence*”, to satisfy the Floodplain Buffer Application Fee;
- One (1) check in the amount of **\$4,000.00**, made payable to the “*Township of Lawrence*”, to satisfy the Floodplain Buffer Escrow Fee;
- Twenty-three (23) completed copies of the Township of Lawrence Application with the updated Block (2001) and Lot (2.01) number;
- Twenty three (23) copies of the List of Required Regulatory Approvals;
- Twenty-three (23) copies (8 full size and 15 - 12”x18” half size) of the Architectural Plans; and
- Twenty-three (23) signed and sealed copies (8 full size and 15 - 12”x18” half size) of the Site Plan drawings, prepared by our office, dated July 11, 2025, last revised August 25, 2025 (Rev 1).

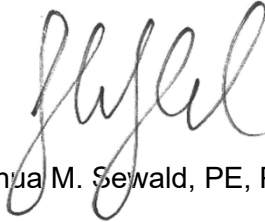
In order to facilitate the review of the revised documents, we have provided the following itemized responses to the outstanding comments:

1. The applications and Site Plan set have been revised to utilize the current block (2001) and lot (2.01) number.
2. A list of the required regulatory approvals has been enclosed with this submission.
3. The additional fees required for the floodplain buffer variance are enclosed with this submission. The Overall Site Plan (Sheet 4) has been revised to provide the floodway and flood hazard line based on FEMA Firm Map #34021C0138F.
4. The Site Plan set has been revised to provide a Landscape Plan (Sheet 7) and Lighting Plan (Sheet 8).

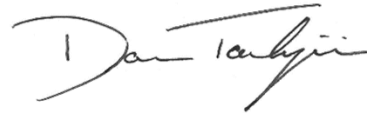
Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Joshua M. Sewald, PE, PP



Daniel A. Tarabokija, PE

Enclosures

cc: Jack Jemal (via email)
Erica Antonya Parlavecchio (via email)
Lisa John-Basta (via email)

LIST OF REGULATORY APPROVALS

1. Township of Lawrence Planning Board – Site Plan Approval
2. Township of Lawrence Soil Conservation District – Soil Erosion & Sediment Control Certification
 - a. *To be submitted after site plan approval*
3. NJDEP Flood Hazard Area Permit By Rule #40 - Milling, repaving, and/or resurfacing of a lawfully existing pavement

Township of Lawrence
Mercer County NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Lawrence Shopping Center Associates, LLC

Block No. 2001 **Lot No(s)** 2.01 (f/k/a 2-5, 60-66 & 68)

	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	Form A-1
<input type="checkbox"/>	Bulk Variance (parcel)	Form B-1
<input type="checkbox"/>	Bulk Variance (signage)	Form B-2
<input type="checkbox"/>	Bulk Variance (homeowner)	Form B-3
<input type="checkbox"/>	Contribution Disclosure Statement	Form DS-1
<input type="checkbox"/>	Conditional Use	N/A
<input type="checkbox"/>	Informal	N/A
<input type="checkbox"/>	Interpretation	N/A
<input type="checkbox"/>	Lot Consolidation	N/A
<input type="checkbox"/>	Site Plan, Informal	N/A
<input type="checkbox"/>	Site Plan, Waiver	N/A
<input checked="" type="checkbox"/>	Site Plan, Minor	N/A
<input type="checkbox"/>	Site Plan, Preliminary Major	N/A
<input type="checkbox"/>	Site Plan, Final Major	N/A
<input type="checkbox"/>	Subdivision, Minor	N/A
<input type="checkbox"/>	Subdivision, Preliminary Major	N/A
<input type="checkbox"/>	Subdivision, Final Major	N/A
<input type="checkbox"/>	Use Variance	Form U-1
<input type="checkbox"/>	Other (specify)	N/A

List all accompanying material:

Description

Number Submitted

_____	_____
_____	_____
_____	_____
_____	_____

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

Joshua M. Sewald, PE, PP - 1904 Main Street, Lake Como, NJ 07719

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name	<u>Lawrence Shopping Center Associates, LLC</u>	Phone	<u>212-629-4592</u>
Address	<u>112 West 34th St, Suite 2106</u>	Fax	<u></u>
	<u>New York, NY 10120</u>	Email	<u>JackJ@jjop.com</u>

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

Name	<u>Lawrence Shopping Center Associates, LLC</u>	Phone	<u>212-629-4592</u>
Address	<u>112 West 34th St, Suite 2106</u>	Fax	<u></u>
	<u>New York, NY 10120</u>	Email	<u>JackJ@jjop.com</u>

3. Attorney (where applicable):

Name	<u>Lisa A. John-Basta</u>	Phone	<u>973-530-2083</u>
Address	<u>CSG Law</u>	Fax	<u>973-530-2283</u>
	<u>105 Eisenhower Parkway</u>	Email	<u>ljohn-basta@csglaw.com</u>
	<u>Roseland, NJ 07068</u>		

4. Engineer (where applicable):

Name	<u>Joshua M. Sewald, PE, PP</u>	Phone	<u>732-974-0198</u>
Address	<u>Dynamic Engineering Consultants, PC</u>	Fax	<u>732-974-3521</u>
	<u>1904 Main St</u>	Email	<u>jsewald@dynamiccec.com</u>
	<u>Lake Como, NJ 07719</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.

See attached.

6. Location of Land:

Lot No(s)	<u>2.01 (f/k/a 2-5,</u>	Block(s)	<u>2001</u>	Tax Map Pg(s)	<u>20 & 20.01</u>
	<u>60-66 & 68)</u>				
Street(s)	<u>2495 Brunswick Pike (US Route 1)</u>				

7. Zoning designation of parcel (see Zoning Map):

HC (Highway Commercial)

8. Name of proposed development:

Tractor Supply Company (tenant of Lawrence Shopping Center)

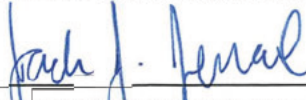
**Township of Lawrence
Mercer County NJ
Department of Community Development**

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


Lawrence Shopping Center Associates, LLC - Jack Jemal
(Print or type name)

Date

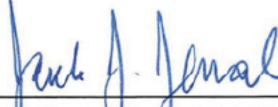
7/16/24

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


Lawrence Shopping Center Associates, LLC - Jack Jemal
(Print or type name)

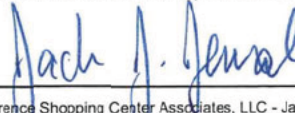
Date

7/16/24

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


Lawrence Shopping Center Associates, LLC - Jack Jemal
(Print or type name)

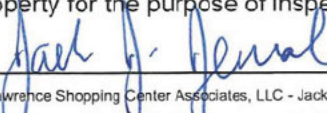
Date

7/16/24

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


Lawrence Shopping Center Associates, LLC - Jack Jemal
(Print or type name)

Date

7/16/24

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	N/A	SF	2,272,703	SF	2,272,703	SF	-	SF
Lot Frontage	200	FT	N/A	FT	135.2*	FT	135.2*	FT	135.2*	FT
Lot Width	200	FT	N/A	FT	1,530.4	FT	1,530.4	FT	-	FT
Lot Depth	175	FT	N/A	FT	278.7	FT	278.7	FT	-	FT
Parking Spaces	1,495		N/A		2095		1958		-	
Floodplain Buffer (if applicable)	N/A	FT	N/A	FT	N/A	FT	N/A	FT	N/A	FT
Total Impervious Coverage	75	%	N/A	%	69	%	69	%	-	%
PRINCIPAL BUILDING										
Front Yard setback	25	FT	N/A	FT	104.4	FT	104.4	FT	-	FT
Left Side Yard setback	25	FT	N/A	FT	46.5	FT	46.5	FT	-	FT
Right Side Yard setback	25	FT	N/A	FT	-	FT		FT	-	FT
Rear Yard setback	60	FT	N/A	FT	68.2	FT	68.2	FT	-	FT
Floor Area Ratio	0.30		N/A		0.16		0.16		-	
Building Height	35	FT	N/A	FT	33.6	FT	33.6	FT	-	FT
ACCESSORY BUILDING										
Side Yard setback	20	FT	N/A	FT	194.6	FT	194.6	FT	-	FT
Rear Yard setback	20	FT	N/A	FT	17.7	FT	17.7	FT	-	FT
Dist. to Other Building	25	FT	N/A	FT	19.4	FT	19.4	FT	-	FT

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

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

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Bulk Variance (Signage)

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	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	> FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

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