

Township of Lawrence
Mercer County NJ
Department of Community Development

ZB- 2/26
SP- 2/26

Land Use Application Master Checklist

Name of Applicant: RTM Realty Investments LLC

Block No. 201 **Lot No(s)** 43

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Use Variance	Form U-1
<input type="checkbox"/> Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
See cover letter.	

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

James A. Bash, P.E., 4 AAA Drive, Suite 103, Hamilton, New Jersey 08691

Township of Lawrence
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General Information

1. Applicant:

Name RTM Realty Investments LLC Phone 609-658-1560
Address 5791 Rodgers Rd Fax _____
Pipersville, PA 18947-1545 Email porkrollshop@gmail.com

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

Name Same as Applicant. Phone _____
Address _____ Fax _____
Email _____

3. Attorney (where applicable):

Name Dino Spadaccini, Esq. Phone 609-912-0100
Address 98 Franklin Corner Road Fax 609-912-0400
Lawrenceville, New Jersey 08648 Email dino@spadlaw.com

4. Engineer (where applicable):

Name James A. Bash, P.E. Phone 609-689-1100
Address 4 AAA Drive, Suite 103 Fax _____
Hamilton, New Jersey 08691 Email jbash@vancl engineering.com

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.

Robert Trofimowicz 5791 Rodgers Road, Pipersville, PA 18947

6. Location of Land:

Lot No(s) 201 Block(s) 43 Tax Map Pg(s) 2
Street(s) Spruce Street

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

8. Name of proposed development: _____

**Township of Lawrence
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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



Date 12/16/2025

RTM Realty Investments LLC, Robert Trofimowicz, Member
(Print or type name)

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



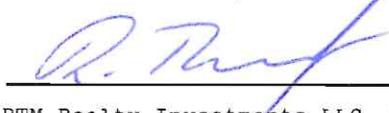
Date 12/16/2025

RTM Realty Investments LLC, Robert Trofimowicz, Member
(Print or type name)

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



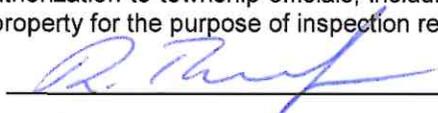
Date 12/16/2025

RTM Realty Investments LLC, Robert Trofimowicz, Member
(Print or type name)

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



Date 12/16/2025

RTM Realty Investments LLC, Robert Trofimowicz, Member
(Print or type name)

**Township of Lawrence
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Use Variance

Request is hereby made for permission to use, erect, alter, or convert a _____
contrary to the requirements of § _____ of the Land Use Ordinance, or
for other relief as follows: _____

**SEE PLANS
AND RIDER TO
APPLICATION**

1. List the zoning districts in which the proposed use is allowed: _____

2. Describe the existing structure(s) located on the property and their current use:

**SEE PLANS
AND RIDER TO
APPLICATION**

3. Describe the type and use of the structures located on the properties surrounding the subject
property: _____

4. Has there been any previous appeal, request, or application to this or any other Township Boards
or the Building Inspector involving these premises
_____ Yes _____ No

**SEE PLANS
AND RIDER TO
APPLICATION**

If Yes, state the nature, date, application no. and disposition of said matter. _____

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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	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	FT
ACCESSORY BUILDING					
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

**SEE PLANS
AND RIDER TO
APPLICATION**

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

Mark any pre-existing variance with an “ * ”.

RIDER TO APPLICATION
of
RTM REALTY INVESTMENTS LLC
(revised March 6, 2026)

Applicant/Owner: RTM Realty Investments LLC
Property: 1010 Spruce Street
Block 201, Lot 43
Zone: Highway Commercial ("HC") Zoning District
Application: Use Variance; Minor Site Plan; Bulk Variance

The applicant and owner, RTM Realty Investments LLC (the "Applicant" and/or "Applicants"), is filing this application with the Lawrence Township Zoning Board of Adjustment (the "Board") for use variance relief, minor site plan approval, bulk variance relief, and waiver relief, if any, in connection with the property commonly known as 1010 Spruce Street, known and designated as Block 201, Lot 43 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the Highway Commercial ("HC") Zoning District (the "Property").

Revisions as of March 6, 2026 are in italics.

The Property is an approximately 1.226-acre (53,431-s.f.) parcel developed with a 22,500-s.f. 1-story masonry garage, formerly a tire retailer. The Applicant proposes to convert the building to a meat processing and packaging facility and retail store. As part of site improvements, the Applicant proposes to create a new entrance to the site from Tiffany Woods Court, a dumpster pad with enclosure, concrete loading dock, landscaping, stormwater management and the like. *The proposed loading dock will enclosed, expanding the area of the building by 678 s.f. to a total of 23,178 s.f.*

The following is a summary of the relief required:

- The proposed meat processing and packaging facility is not a permitted use in the HC zone. A use variance is required.
- *Minimum rear yard setback of 60' is required whereas 25' exists and 17.7' is proposed. A bulk variance is required.*
- Minimum accessory setback of 20' is required, whereas 3.5' is proposed. A bulk variance is required.
- *Maximum floor area ratio of 0.25 is permitted, whereas 0.42 exists and 0.43 is proposed. A d(4) use variance is required.*

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

SCHEDULE OF REQUIREMENTS - HIGHWAY COMMERCIAL (HC) DISTRICT

ZONE REQUIREMENT	HC ZONE REQUIREMENTS	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	53,431 SF	NO CHANGE
MINIMUM LOT FRONTAGE	200 FT	300.03 FT	NO CHANGE
MINIMUM LOT WIDTH	200 FT	179.07 FT (E)	NO CHANGE
MINIMUM LOT DEPTH	175 FT	300.03 FT	NO CHANGE
MINIMUM FRONT YARD	25 FT	49.9 FT	NO CHANGE
MINIMUM SIDE YARD	25 FT	6.6 FT (E)	NO CHANGE
MINIMUM REAR YARD	60 FT	25 FT (E)	17.7 FT (V)
MINIMUM ACCESSORY SETBACK	20 FT	N/A	3.5 FT (V)
IMPERVIOUS SURFACE RATIO	0.7	0.92 (E)	**0.92 (E)
FLOOR AREA RATIO	0.25	0.42 (E)	0.43 (V)

(E) = EXISTING NON-CONFORMITY

(V) = VARIANCE REQUESTED

** = NET IMPERVIOUS COVERAGE DECREASE OF 88 SF

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).