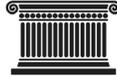


the
SPADACCINI

LAW FIRM LLC



**98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NEW JERSEY 08648**

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: dino@spadlaw.com

DINO SPADACCINI *†‡

MELISSA MARINO*

ROBERT W. SLOMICZ*†

*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

March 6, 2026

DELIVERED BY HAND

Brenda Kraemer, P.E., P.P., C.M.E.
Assistant Municipal Engineer and Zoning Board Secretary
Township of Lawrence
2207 Lawrenceville Road
Lawrence Township, NJ 08648

Re: 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
Application Nos.: ZB-2/26
SP-2/26

Dear Ms. Kraemer:

As you are aware, this office represents the Applicant and Owner, RTM Realty Investments LLC, in connection with the above-mentioned application. In response to your letter dated January 8, 2026, please accept this letter as a request from waivers from the following:

- Checklist item 50: The Applicant will utilize existing lighting as that will be sufficient for the operations of this business. There is a light mounted on the pole out front and wall mounted lights on the side.
- Checklist item 51: The site is a predeveloped site that is almost totally impervious with not much room to landscape. The site was screened with a solid vinyl fence which will remain.

Accordingly, enclosed herewith please find ten (10) collated sets of the following:

1. Land Use Application Master Check List;
2. General Information - Form G-1;
3. Rider to Application (*revised March 6, 2026*);
4. Certifications - Form C-1;
5. Use Variance - Form U-1;
6. Bulk Variance - Form B-1;

the
SPADACCINI
LAW FIRM LLC

Brenda Kraemer, P.E., P.P., C.M.E.

March 6, 2026

Page 2

7. Development Checklist;
8. Contribution Disclosure Statements:
 - a. Applicant and Owner, RTM Realty Investments LLC;
 - b. Attorney, Dino Spadaccini, Esq.;
 - c. Engineer, James A. Bash, P.E.;
9. Survey entitled *Boundary & Topographic Survey* prepared by Joseph Canada, P.L.S., Van Cleef Engineering Associates, LLC, dated November 11, 2025.
10. Plans entitled *Preliminary & Final Site Plan prepared for Spolem Provisions, LLC* prepared by James A. Bash, P.E., Van Cleef Engineering Associates, LLC, dated October 23, 2025, and consisting of the following nine (9) sheets:

<u>Sheet No.</u>	<u>Description</u>
1 of 9	Cover Sheet
2 of 9	Aerial Plan
3 of 9	Existing Conditions & Demolition Plan
4 of 9	Site Plan
5 of 9	Grading and Drainage Plan
6 of 9	Truck Turning Diagram
7 of 9	Construction Details
8 of 9	Construction Details
9 of 9	Construction Details

11. Architectural plans entitled *Alterations to: 1010 Spruce St. Lawrenceville, NJ 08648* prepared by Patryk Hirsz, Architect, dated February 10, 2026, and consisting of the following five (5) sheets:

<u>Sheet No.</u>	<u>Label</u>	<u>Description</u>
1 of 5	A-1	Notes & Existing Floor Plans
2 of 5	A-2	Demolition Floor Plans
3 of 5	A-3	Proposed Floor Plans
4 of 5	A-4	Existing & Proposed Elevations
5 of 5	A-5	Existing & Proposed Elevations

Electronic copies of all of the above application materials are being provided by email.

the
SPADACCINI
LAW FIRM LLC

Brenda Kraemer, P.E., P.P., C.M.E.
March 6, 2026
Page 3

I trust this satisfies the requirements for completeness. Kindly schedule the application for the first available meeting of the Zoning Board of Adjustment. Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,
THE SPADACCINI LAW FIRM, LLC

By: 
DINO SPADACCINI

DS/oms

cc: (via email only)
RTM Realty Investments, LLC
Van Cleef Engineering Associates, LLC
Patryk Hirsz, Architect