



Damien O. Del Duca, Esquire
dod@delducalewis.com

May 28, 2024

VIA HAND DELIVERY

Ms. Jennifer Thomas
Account Clerk/Cashier
Engineering, Planning & Zoning Department
Township of Lawrence
2207 Lawrence Road
Lawrence Township, NJ 08648

**RE: STARBUCKS PAD SITE
FEDERAL REALTY OP LP (MERCER ON ONE)
ROUTE 1 AND QUAKER BRIDGE ROAD, BLOCK 5201, LOTS 32, 39, 40, 41.01 & 45.01,
LAWRENCE TOWNSHIP, NEW JERSEY**

Dear Ms. Thomas:

This firm represents Federal Realty OP LP (“Applicant”).

On May 3, 2024, the Applicant submitted a site plan application involving a proposed 2,200 sf Starbucks on a pad site at Mercer On One including one (1) copy of each submission item for initial completeness review, as instructed by the Township. On May 20, 2024, the Applicant received a letter from the Township, dated May 17, 2024, informing the Applicant that the Township had completed its completeness review and instructing the Applicant to submit additional contribution disclosure statements along with the following list of submission items.

I enclose the following in connection with this application:

1. Twenty-three (23) copies of the Land Use Application, including a summary of application and completed checklist;
2. Eight (8) full-size and fifteen (15) half-size copies of Preliminary and Final Major Site Plans, prepared by Kimley Horn, dated May 1, 2024 (24 sheets);
3. Eight (8) full-size and fifteen (15) half-size copies of Partial Topographic & Location Survey, prepared by Control Point Associates, Inc., dated October 3, 2023 (1 sheet);

4. Eight (8) full-size and fifteen (15) half-size copies of architectural elevations, prepared by JP2 Architects, dated March 25, 2023 and March 24, 2023 respectively (Sheets A-201 and A-202);
5. Twenty-three (23) copies of a Stormwater Management Narrative, prepared by Kimley Horn, dated December 12, 2023 (3 sheets);
6. Twenty-three (23) copies of an Operational and Parking Evaluation prepared by McMahon, dated December 12, 2023 (60 pages);
7. Twenty-three (23) copies of a Solid Waste Management Plan prepared by the Applicant, dated December 20, 2023 (1 page);
8. One (1) copy of the completeness letter from the Township, dated May 17, 2024;
9. One (1) original contribution disclosure statement completed by the Applicant, Federal Realty OP LP, dated December 26, 2023;
10. One (1) original contribution disclosure statement completed by the current property owner, FR Mercer Mall Fee Owner LLC, dated May 21, 2024;
11. One (1) original contribution disclosure statement completed by Kimley-Horn and Associates, Inc., dated May 22, 2024;
12. One (1) original contribution disclosure statement completed by JP2 Architects, LLC, dated May 23, 2024;
13. One (1) original contribution disclosure statement completed by McMahon, a Bowman Company, dated May 21, 2024;
14. One (1) original contribution disclosure statement completed by Del Duca Lewis & Berr, LLC, dated May 29, 2024;
15. One (1) copy of a list of required regulatory approvals or permits;
16. One (1) copy of a Power of Attorney delivered by FR Mercer Mall Fee Owner, LLC to the Applicant as long-term ground lease tenant, dated April 17, 2024;

Ms. Jennifer Thomas
Township of Lawrence
May 28, 2024
Page 3

17. One (1) copy of a recorded deed dated October 12, 2023;
18. One (1) copy of a title commitment, commitment no. 23-LT-0018, issued by Fidelity National Title Insurance Company, dated February 13, 2023;
19. One (1) copy of an Ownership Disclosure Statement;
20. One (1) copy of a 200' property owners list, for both West Windsor Township and Lawrence Township;
21. One (1) copy of a Proof of Taxes Certification, for Lot 32, Lot 39, Lot 40, Lot 41.01, and Lot 45.01, respectively;
22. One (1) W-9; and
23. An electronic copy of the complete submission materials.

Please place this application on the next available Planning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Damien O. Del Duca

Damien O. Del Duca, Esquire

DOD:sed

Enclosures

cc: Adam Hendricks (via email)
Sophie Garito (via email)
Taylor Morgan (via email)
Anthony Caponigro, PE (via email)
Suzy Koza, PE (via email)



Damien O. Del Duca, Esquire
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May 3, 2024

VIA HAND DELIVERY

Ms. Jennifer Thomas
Account Clerk/Cashier
Engineering, Planning & Zoning Department
Township of Lawrence
2207 Lawrence Road
Lawrence Township, NJ 08648

**RE: STARBUCKS PAD SITE
FEDERAL REALTY OP LP (MERCER ON ONE)
ROUTE 1 AND QUAKER BRIDGE ROAD, BLOCK 5201, LOTS 32, 39, 40, 41.01 & 45.01,
LAWRENCE TOWNSHIP, NEW JERSEY**

Dear Ms. Thomas:

This firm represents Federal Realty OP LP (“Applicant”), ground lease tenant of a portion of real property known as the Mercer On One, a commercial shopping center located at the corner of Route 1 and Quaker Bridge Road and designated as block 5201, lots 32, 39, 40, 41.01 & 45.01 on the municipal tax map (the “Property”). The Property is in the HC Highway Commercial zoning district. The Applicant seeks preliminary and final major site plan approval to develop a 2,200 sf Starbucks on a pad site, along with bulk variance approval. The Applicant is submitting one (1) copy of each submission item for an initial completeness review, as instructed by the Township.

I enclose the following in connection with this application:

1. One (1) copy of the Land Use Application, including a summary of application and completed checklist;
2. One (1) copy of Preliminary and Final Major Site Plans, prepared by Kimley Horn, dated May 1, 2024 (24 sheets);
3. One (1) copy of Partial Topographic & Location Survey, prepared by Control Point Associates, Inc., dated October 3, 2023 (1 sheet);
4. One (1) copy of architectural elevations, prepared by JP2 Architects, dated March 25, 2023 and March 24, 2023 respectively (Sheets A-201 and A-202);

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6. One (1) copy of an Operational and Parking Evaluation prepared by McMahon, dated December 12, 2023 (60 pages);
7. One (1) copy of a Solid Waste Management Plan prepared by the Applicant, dated December 20, 2023 (1 page);
8. One (1) copy of a list of required regulatory approvals or permits;
9. One (1) copy of a Power of Attorney delivered by FR Mercer Mall Fee Owner, LLC to the Applicant as long-term ground lease tenant, dated April 17, 2024;
10. One (1) copy of a recorded deed dated October 12, 2023;
11. One (1) copy of a title commitment, commitment no. 23-LT-0018, issued by Fidelity National Title Insurance Company, dated February 13, 2023;
12. One (1) copy of Ownership Disclosure Statement;
13. One (1) copy of a 200' property owners list, for both West Windsor Township and Lawrence Township;
14. One copy of a Proof of Taxes Certification;
15. One (1) W-9;
16. Two (2) checks as follows: \$1,250.00 (application fee) and \$9,280.00 (escrow fee); and
17. An electronic copy of the complete submission materials.

Ms. Jennifer Thomas
Township of Lawrence
May 3, 2024
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Please review the application for completeness and place this application on the next available Planning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Damien O. Del Duca

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DOD:sed
Enclosures

cc: Adam Hendricks (via email)
Sophie Garito (via email)
Taylor Morgan (via email)
Anthony Caponigro, PE (via email)
Suzy Koza, PE (via email)

LAWRENCE TOWNSHIP PLANNING BOARD

Summary of Application

Mercer On One

Proposed Starbucks

Route 1 and Quaker Bridge Road

Block 5201, Lots 32, 39, 40, 41.01 and 45.01

Federal Realty OP LP (the “Applicant”) proposes to develop a 2,200 sf Starbucks on a portion of real property known as Mercer On One. Mercer On One is a commercial shopping center located at the corner of Route 1 and Quaker Bridge Road and designated as block 5201, lots 32, 39, 40, 41.01 and 45.01 on the municipal tax map (the “Property”). The Property is approximately 45.03 acres and currently developed with a multi-tenant shopping center and various pad sites. The Property is located in the HC Highway Commercial zoning district. The Applicant proposes to construct a Starbucks, with drive-thru, on a pad site. The Applicant seeks preliminary and final major site plan approval with submission waivers, design waivers, and variances.

The Applicant also seeks the following variances:

1. Section 420(E)(1)(i)(ii) – maximum impervious surface ratio, for lots 5 acres or larger – 75% required, 82.1% existing and proposed (existing nonconformity); and
2. Section 530(C)(2) – minimum off-street parking spaces, for a shopping center with between 400,000 and 599,999 sf GLA – a ratio of 4.5 spaces per 1,000 sf GLA required (2,179 parking spaces); a ratio of 4.12 spaces per 1,000 sf GLA proposed (1,992 total parking spaces)
3. Section 535.M.2.d. – directional sign height – 6 ft. permitted and 7 ft. proposed;
4. Section 535.R.1. – maximum sign area, freestanding sign – 10 s.f. permitted and 28.03 s.f. proposed
5. Section 535.Q.1. – maximum façade sign area – to allow a façade sign area exceeding the permitted maximum 5% of the total façade area to which it is attached;
6. Section 535.Q.2. – maximum number of façade signs – 1 façade sign per building permitted and seven (7) façade signs proposed;
7. Section 535.Y.2. – number of freestanding signs permitted in the HC district – one (1) additional freestanding sign permitted and twelve (12) additional freestanding signs proposed; and
8. Section 535.Y.13. – maximum number of permitted menu signs permitted for fast food restaurants with a drive-thru facility in the HC district – two (2) menu signs permitted and three (3) menu signs proposed.

The Applicant also seeks the following submission and design waivers:

1. Checklist No. 39 – A waiver from requirement to submit the existing system of drainage of subject site and of any larger tract or basin of which it is a part.
2. Checklist No. 54 – A waiver from requirement to submit sight triangles.
3. Checklist No. 59 – A waiver from requirement to submit an environmental impact statement.
4. Checklist No. 61 – A waiver from requirement to submit a circulation impact study.
5. Section 525.L.1 – To allow landscape islands less than 8 feet in width on the side of parking spaces.
6. Section 525.L.2 – To allow the required landscape island plantings to be distributed outside the required screening area.

The Property also has existing nonconformities for minimum rear yard setback and minimum parking lot setback.

The Applicant also requests any additional variances, submission waivers, additional exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Planning Board and its professional staff, and permits requested or required by the Planning Board at the public hearing.

The bulk variances can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning and the benefits of the deviation substantially outweigh the detriments). Deviations from the ordinance requirements will advance purposes of zoning, particularly the safe and free flow of traffic and promotion of a desirable visual environment. The benefits of granting these variances substantially outweigh any detriments. The variances can be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning ordinance.

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

Name of Applicant: FEDERAL REALTY OP LP

Block No. 5201 **Lot No(s)** 32, 39, 40, 41.01 & 45.01

- | | |
|--|-----------------------|
| 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 | Form A-1 |
| <input checked="" type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input checked="" 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 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 |
| <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:

<u>Description</u>	<u>Number Submitted</u>
Please see enclosed cover letter.	

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

To be supplied.

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name FEDERAL REALTY OP LP Phone (484) 419-1219
Address 50 E Wynnewood Road, Suite 200 Fax _____
Wynnewood, PA 19096 Email AHendricks@federalrealty.com

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

Name FR Mercer Mall Fee Owner LLC Phone (484) 429-1219
Address Same as Applicant Fax _____
Email _____

3. Attorney (where applicable):

Name Damien O. Del Duca, Esquire Phone (856) 427-4200
Address Del Duca Lewis & Berr, LLC Fax _____
21 E. Euclid Avenue, Suite 100 Email dod@delducalewis.com
Haddonfield, NJ 08033

4. Engineer (where applicable):

Name Anthony Caponigro, PE Phone (267) 687-0156
Address 50 S. 16th Street, Suite 3300 Fax _____
Philadelphia, PA 19102 Email Anthony.Caponigro@kimley-horn.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.

Please see enclosed corporate disclosure.

6. Location of Land:

Lot No(s) 32, 39, 40, 41.01 & 45.01 Block(s) 52.01 Tax Map Pg(s) _____
Street(s) Route 1 & Quaker Bridge Road

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

8. Name of proposed development: Starbucks Pad Site


**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



Donald C. Wood - Chief Executive Officer
Federal Realty OP LP

(Print or type name)

Date

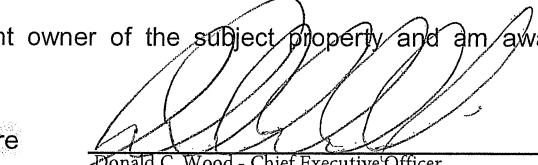
12/26/2023

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



Donald C. Wood - Chief Executive Officer
Federal Realty OP LP

(Print or type name)

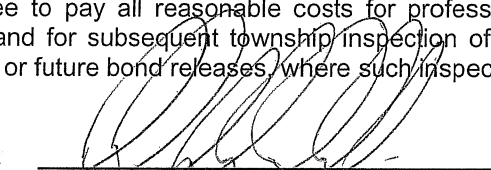
Date

12/26/2023

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



Donald C. Wood - Chief Executive Officer
Federal Realty OP LP

(Print or type name)

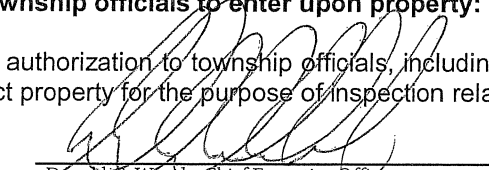
Date

12/26/2023

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



Donald C. Wood - Chief Executive Officer
Federal Realty OP LP

(Print or type name)

Date

12/26/2023

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	1,961,496 SF	1,961,496 SF	[N/A] SF
Lot Frontage	200 FT	FT	652.0 FT	652.0 FT	[N/A] FT
Lot Width	200 FT	FT	652.0 FT	652.0 FT	[N/A] FT
Lot Depth	175 FT	FT	1,351.0 FT	1,351.0 FT	[N/A] FT
Parking Spaces	2,179 spaces		2,034 spaces*	1,992 spaces*	187 spaces*
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	75 %	%	82.1 %*	82.1 %*	7.1 %*
PRINCIPAL BUILDING					
Front Yard setback	25 FT	FT	47.6 FT	47.6 FT	[N/A] FT
Left Side Yard setback	25 FT	FT	25.5 FT	25.5 FT	[N/A] FT
Right Side Yard setback	25 FT	FT	25.5 FT	25.5 FT	[N/A] FT
Rear Yard setback	60 FT	FT	34.8 FT*	34.8 FT*	25.2* FT
Floor Area Ratio	30%		24.6%	24.7%	[N/A]
Building Height	35 FT	FT	<35 FT	<35 FT	[N/A] FT
ACCESSORY BUILDING					
Side Yard setback	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] FT
Rear Yard setback	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] FT
Dist. to Other Building	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] FT	[N/A] 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)

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

1 FREESTANDING SIGN FOR EACH COLLECTOR OR ARTERIAL ROAD THAT PROVIDES ACCESS TO THE BUILDING OR COMPLEX

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number		N/A	12 ADDITIONAL SIGNS	12 ADDITIONAL SIGNS
Area	10 SF	N/A SF	28.03 SF	18.03 SF
Setback	15 FT	N/A FT	>15 FT	FT
Height	15 FT	N/A FT	10.67 FT	FT
Number of Menu Signs	2	N/A	3	1
Height of Directional Signs	6 FT	N/A	7 FT	1 FT
Façade Sign				
Number	1 SIGN / BUILDING	N/A	7 SIGNS	6 ADDITIONAL SIGNS
Area	SF	N/A SF	75 SF	10 SF

5% OF THE TOTAL FAÇADE AREA TO WHICH IT IS ATTACHED, NOT EXCEEDING 80 SF IN AREA
 NORTH FAÇADE = 1,296 SF X 5% = 65 SF
 EAST FAÇADE = 522 SF X 5% = 26 SF
 SOUTH FAÇADE = 1,296 SF X 5% = 65 SF
 WEST FAÇADE = 522 SF X 5% = 26 SF

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

OWNERSHIP DISCLOSURE STATEMENT

Federal Realty OP LP
50 E Wynnewood Road, Suite 200
Wynnewood, PA 19096

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

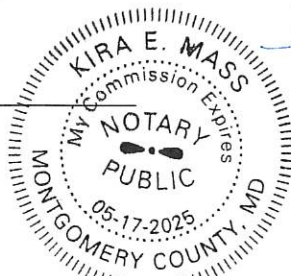
	NAME	ADDRESS
1	SEE ATTACHED	
2		
3		
4		
5		
6		
7		
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9		
10		

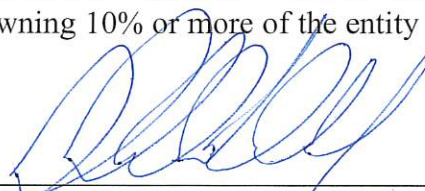
*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
26th day of December, 2023.



Notary Public





Name: Donald C. Wood
Title: Chief Executive Officer

Federal Realty OP LP
Ownership Disclosure Statement Attachment
Starbuck Pad Site
Mercer on One
Lawrenceville, New Jersey

1. Federal Realty OP LP, a Delaware limited partnership with an address of 909 Rose Avenue, Suite 200, North Bethesda, MD 20852.

Ownership:

- Sole general partner – Federal Realty GP LLC
- Sole limited partner – Federal Realty Investment Trust

2. Federal Realty GP LLC, a Delaware limited liability company with an address of 909 Rose Avenue, Suite 200, North Bethesda, MD 20852.

Ownership:

- Sole member – Federal Realty Investment Trust

3. Federal Realty Investment Trust, a Maryland real estate investment trust with an address of 909 Rose Avenue, Suite 200, North Bethesda, MD 20852 (“Federal”), is an S&P 500 company publicly traded on the New York Stock Exchange under the Symbol “FRT”.

Ownership:

- As of March 13, 2023, Federal had 81,511,030 common shares of beneficial interest (“Common Shares”) outstanding. To our knowledge, without any independent investigation or inquiry, the following is a list of shareholders that own 5% or more of the common shares of Federal as of March 13, 2023:
 - (a) The Vanguard Group, Inc., an investment advisor, who holds 12,802,837 Common Shares or 15.7% of the outstanding Common Shares of Federal based on a Schedule 13G/A filed with the Securities and Exchange Commission on February 9, 2023.
 - (b) State Street Corporation, a parent holding company, who holds 10,198,880 Common Shares or 12.5% of the outstanding Common Shares of Federal based on a Schedule 13G/A filed with the Securities and Exchange Commission on February 9, 2023.

Federal has no information or other knowledge of any inaccuracy in the statements made by The Vanguard Group, Inc. or State Street Corporation in their respective Schedule 13G/A.

LAWRENCE TOWNSHIP PLANNING BOARD

List of Required Regulatory Approvals/Permits

Proposed Starbucks

Route 1 and Quaker Bridge Road

Block 5201, Lots 32, 39, 40, 41.01 and 45.01

Federal Realty OP LP (the “Applicant”) proposes to develop a 2,200 sf Starbucks on a portion of real property known as Mercer Mall. Mercer Mall is a commercial shopping center located at the corner of Route 1 and Quaker Bridge Road and designated as block 5201, lots 32, 39, 40, 41.01 and 45.01 on the municipal tax map (“the Property”). The Applicant seeks preliminary and final major site plan approval in connection with the proposed construction and associated site improvements of the Starbucks, along with the variances and waivers described in detail in the application summary included in the set of application materials.

In connection with this application, the following regulatory approvals and permits are required:

- Delaware & Raritan Canal Commission (DRCC)
- Mercer County Planning Board
- Ewing Lawrence Sewerage Authority
- NJ American Water Company
- Public Service Electric & Gas