



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

July 22, 2024

**VIA E-MAIL AND UPS GROUND**

Mr. James F. Parvesse, P.E., C.M.E.  
Township of Lawrence  
2207 Lawrence Road  
Lawrence Township, NJ 08648

**RE: STARBUCKS PAD SITE (APPLICATION SP-2/24)  
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 Mr. Parvesse:

We have filed an application for development for a proposed Starbucks on a pad site at Mercer on One. The Planning Board is scheduled to consider that application at a public hearing on August 5, 2024. The application materials that the applicant submitted to the Planning Board included a report from Sandy Koza, P.E., PTOE of Bowman, entitled “*Operational and Parking Evaluation*”, dated December 12, 2023. I attach a copy of a letter from Ms. Koza dated July 22, 2024 in which she updates the total existing parking supply noted in her prior report. Please share this with the Board and its professionals. Please let me know if you need additional paper copies of the enclosed letter.

Thank you for your assistance in this matter.

Very truly yours,  
DEL DUCA LEWIS & BERR, LLC

*Damien O. Del Duca*

Damien O. Del Duca, Esquire

DOD:gml

Enclosures

cc: Jennifer Thomas (via email and UPS Ground)  
Adam Hendricks (via email)  
Sandy Koza (via email)  
Sophie Garito (via email)  
Taylor Morgan (via email)

July 22, 2024

James F. Parvesse, P.E., C.M.E  
Municipal Engineer  
Township of Lawrence  
2207 Lawrenceville Road  
Lawrence Township, NJ 08648

**RE: Revision to Zoning Application SP-2/24**  
Mercer Mall: Proposed Starbucks Outparcel  
Lawrence Township, Mercer County, NJ

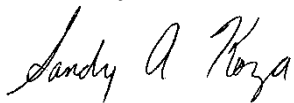
Dear James:

Bowman Consulting Group, Ltd. (formerly McMahon a Bowman Company), on behalf of the applicant for the proposed Mercer Mall Starbucks Outparcel (Federal Realty OP LP), is providing this letter to the Township identifying a correction to application SP-2/24. Specifically, upon further review in preparation for the upcoming Planning Board Hearing, the total existing parking supply as referenced in the application needs to be updated.

The existing parking supply for the Mercer Mall should be 2,062 spaces, and not 2,034 spaces. As a result, with the removal of the 42 spaces to provide for the proposed Starbucks Outparcel, **the proposed parking supply is 2,020**. The required number of parking spaces remains as 2,179 spaces with the extent of variance requested being reduced from 187 spaces to 159.

If you should have any questions, or require further information on this change, please feel free to contact me at 215-283-9444 or [skoza@bowman.com](mailto:skoza@bowman.com).

Sincerely,



Sandy Koza, P.E., PTOE  
Senior Project Manager

CC: Adam Hendricks, Federal Realty Investment Trust  
Damien O. Del Duca, Esquire, Del Duca Lewis & Berr, LLC

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