



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

January 15, 2025

VIA UPS OVERNIGHT

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

**RE: PROPOSED LAZY DOG RESTAURANT
LAZY DOG COLORADO OPS, LLC
3357 U.S. HIGHWAY 1, BLOCK 5201, LOT 39, LAWRENCE TOWNSHIP, NEW JERSEY**

Dear Ms. Thomas:

This firm represents Lazy Dog Colorado Ops, LLC (“Applicant”), 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 (the “Property”). The Property is in the HC Highway Commercial zoning district. The Property is currently improved with an existing freestanding building that was previously used as a Houlihan’s restaurant. The Applicant seeks minor site plan approval to convert the existing 8,540 s.f. building to be used as a Lazy Dog Restaurant and construct an addition; the proposed work includes renovating the existing building, removing 11 existing parking stalls, and constructing the addition of a covered patio and new landscaping. The Applicant also seeks one known variance for the minimum number of parking spaces in this commercial center.

On November 12, 2024, the Applicant previously submitted one (1) copy of each submission item for an initial completeness review. The Applicant received a review letter from the Township, identifying a set of items to be provided and/or corrected.

The Applicant now submits the full set of submission items, with corrections and additions included as instructed by the Township.

I enclose the following in connection with this application:

1. Twenty-three (23) copies of a completed land use application, including a summary of application and completed land use application master checklist;
2. Eight (8) full size, signed and sealed copies of a site plan prepared by Proof Civil, dated August 19, 2024 (5 sheets);

3. Fifteen (15) half-size, signed and sealed copies of a site plan prepared by Proof Civil, dated August 19, 2024 (5 sheets);
4. Eight (8) full size, signed and sealed copies of exterior elevations, prepared by TRM Architect, dated July 3, 2024, last revised September 13, 2024 (3 sheets);
5. Fifteen (15) half-size, signed and sealed copies of exterior elevations, prepared by TRM Architect, dated July 3, 2024, last revised September 13, 2024 (3 sheets);
6. Eight (8) full size, signed and sealed copies of floor plans, prepared by TRM Architect, dated July 3, 2024, last revised September 13, 2024 (5 sheets);
7. Fifteen (15) half-size, signed and sealed copies of floor plans, prepared by TRM Architect, dated July 3, 2024, last revised September 13, 2024 (5 sheets);
8. Eight (8) full-size copies of sign plans, prepared by First & Main, dated December 11, 2023, last revised September 11, 2024 (15 sheets);
9. Fifteen (15) half-size copies of sign plans, prepared by First & Main, dated December 11, 2023, last revised September 11, 2024 (15 sheets);
10. Eight (8) full-size Preliminary Landscape Plan and Photos prepared by Stan Smith Associates, undated (2 sheets);
11. Fifteen (15) half-size Preliminary Landscape Plan and Photos prepared by Stan Smith Associates, undated (2 sheets);
12. Eight (8) full-size, signed and sealed copies of a Topographic Survey, prepared by Taylor Wiseman & Taylor, dated October 27, 2023 (1 sheet);
13. Fifteen (15) half-size, signed and sealed copies of a Topographic Survey, prepared by Taylor Wiseman & Taylor, dated October 27, 2023 (1 sheet);
14. Twenty-three (23) copies of a Stormwater Management Report, prepared by Proof Civil, dated December 10, 2024;
15. One (1) copy of a recorded deed dated October 12, 2023;
16. One (1) copy of a title commitment, Commitment No. 23-LT-0018, issued by Fidelity National Title, dated February 13, 2023;

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Township of Lawrence
January 15, 2025
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17. One (1) copy of the Ownership Disclosure Statement;
18. One (1) copy of a Contribution Disclosure Statement;
19. One (1) copy of the 200' property owners list;
20. One (1) copy of a proof of current taxes;
21. One (1) W-9;
22. An electronic copy of the complete submission materials.

On December 19, 2025, our office submitted a check to you, payable to Lawrence Township, in the amount of \$6,650.00 representing the application fee and escrow fee.

Please review our application for completeness and schedule this application for the next available Planning Board meeting.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Damien O. Del Duca

Damien O. Del Duca, Esquire

DOD:sed
Enclosures

cc: Jared Taylor (via e-mail)
Jason DeYoung (via e-mail)
Patrick Dineen (via e-mail)

Proposed Lazy Dog Restaurant
Summary of Application
Lawrence Township Planning Board
Lazy Dog Colorado Ops, LLC
Block 5201, Lot 39
3357 U.S. Highway 1

The applicant, Lazy Dog Colorado Ops, LLC (“Applicant”) is the 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 (the “Property”). The Property is in the HC Highway Commercial zoning district. A portion of the Property is currently improved with existing freestanding building that was previously used as a Houlihan’s restaurant. The Houlihan’s restaurant is located on block 5201, lot 39, as designated on the tax map. The Applicant seeks minor site plan approval to construct an addition and renovate the existing 8,540 s.f. building and convert it to be used as a Lazy Dog Restaurant. The proposed work includes renovating the existing building, removing 11 existing parking stalls, and constructing the addition of a covered patio and new landscaping.

The Applicant seeks approval for the following bulk variance:

1. Section 530.C.2. – parking spaces – 2,311 (required) (lots 32, 38, 39, 40, 41.01 & 45.01); 2,222 (existing); and 2,211 (proposed) (existing nonconformity).

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.

Lastly, as required by #28 of the submission checklist, please see below for a list of required regulatory approval or permits:

- Lawrence Township Planning Board
- Lawrence Township Building Dept.
- Soil Conservation District
- Ewing-Lawrence Sewerage Authority
- Lawrence Township Health Dept.
- Mercer County Planning Board

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

Land Use Application Master Checklist

Name of Applicant: Lazy Dog Colorado Ops, LLC

Block No. 5201 **Lot No(s)** 39

- | | | |
|-------------------------------------|--|-----------------------|
| | 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 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:

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

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

Patrick Dineen, TRM Architecture, Design & Planning, P.C.; 448 Delaware Ave, Buffalo, NY
Jason DeYoung, Proof Civil; 600 Grant St. #210, Denver, CO

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

General Information

1. Applicant:

Name <u>LAZY DOG COLORADO OPS, LLC</u>	Phone <u>(805) 440-7537</u>
Address <u>3337 Susan St. Suite 100</u>	Fax _____
<u>Costa Mesa, CA 92626</u>	Email <u>jared@goldenpropertydevelopment.com</u>

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

Name <u>FR MERCER MALL FEE OWNER, LLC</u>	Phone <u>(484) 429-1219</u>
Address <u>909 Rose Avenue, Suite 200</u>	Fax _____
<u>North Bethesda, MD 20852</u>	Email _____

3. Attorney (where applicable):

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

4. Engineer (where applicable):

Name <u>Jason DeYoung / Proof Civil</u>	Phone <u>(303) 325-5709</u>
Address <u>600 Grant Street, #210</u>	Fax _____
<u>Denver, CO 80203</u>	Email <u>jdeyoung@proofcivil.com</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.

Please see enclosed corporate disclosure.

6. Location of Land:

Lot No(s) 39 Block(s) 5201 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: Lazy Dog Restaurant

**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 
LAZY DOG COLORADO OPS, LLC
(Print or type name)

Date 10/22/24

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 _____

(Print or type name)

Date _____

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 
LAZY DOG COLORADO OPS, LLC
(Print or type name)

Date 10/22/24

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 _____

(Print or type name)

Date _____

**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 _____ Date _____

(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 10/23/24

NEIL P. CAIN
(Print or type name)

Acceptance of reasonable review & inspection costs:

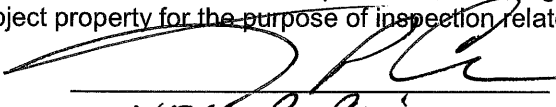
I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature _____ Date _____

(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 10/23/24

NEIL P. CAIN
(Print or type name)

**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 MIN.SF	SF	2.153 AC	SF	2.153 AC	SF	N/A	SF
Lot Frontage	200 FT	FT	288.5	FT	288.5	FT	N/A	FT
Lot Width	200 FT	FT	Varies	FT	Varies To Remain	FT	N/A	FT
Lot Depth	175 FT	FT	Varies	FT	Varies To Remain	FT	N/A	FT
Parking Spaces	Varies		128 stalls		117 stalls		10 stalls	
Floodplain Buffer (if applicable)	FT	FT	FT		FT		FT	
Total Impervious Coverage	.70 Max %	%	81,680 SF 87 %		81,114 86%		N/A	%
PRINCIPAL BUILDING								
Front Yard setback	25 FT	FT	74	FT	70.15	FT	N/A	FT
Left Side Yard setback	25 FT	FT	25.3	FT	25.3	FT	N/A	FT
Right Side Yard setback	25 FT	FT	155.9	FT	155.9	FT	N/A	FT
Rear Yard setback	60 FT	FT	0	FT	0	FT	N/A	FT
Floor Area Ratio								
Building Height	35 FT	FT	30	FT	30	FT	N/A	FT
ACCESSORY BUILDING								
Side Yard setback	N/A FT	FT	N/A	FT	N/A	FT	N/A	FT
Rear Yard setback	N/A FT	FT	N/A	FT	N/A	FT	N/A	FT
Dist. to Other Building	N/A FT	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:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number	0	0	0	None
Area	SF	0 SF	0 SF	0 SF
Setback	FT	0 FT	0 FT	0 FT
Height	FT	0 FT	0 FT	0 FT
Façade Sign				
Number	3	0	3	N/A, 3 signs existed previously
Area	SF	0 SF	146.98 SF	SF

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