

Applicant: Lazy Dog Restaurant

Appl. No.: SP-5/24

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>1/22/25</u>	<u>1/30/25</u>			
b. Professional Planner	<u>1/22/25</u>	<u>3/30/25</u>			
c. Traffic Consultant					
d. Construction Official	<u>1/22/25</u>	<u>1/24/25</u>			
e. Shade Tree Advisory Comm.	<u>1/22/25</u>				
f. Health Officer	<u>1/22/25</u>	<u>1/23/25</u>			
g. Tax Collector	<u>1/21/25</u>	<u>1/22/25</u>			
h. Public Safety	<u>1/22/25</u>	<u>3/27/25</u>			
i. Environ. Res. Committee	<u>1/22/25</u>				
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Preliminary & Final Minor Site Plan Application w/ Bulk Variance No. SP-5/24
Lazy Dog Restaurant, 3357 Brunswick Pike
Tax Map Page 52.03, Block 5201, Lot 39

DATE: January 30, 2025

General:

The applicant has requested preliminary and final site plan approval for improvements to the former Houlihan's restaurant at Mercer on One. The building will be occupied by "Lazy Dog" as the new tenant. Exterior improvements include removal of parking spaces to construct an outdoor covered patio dining area, relocation of accessible parking spaces and new landscaping. The total decrease in number of parking spaces is eleven (11), which requires a bulk variance.

The applicant's engineer shall address the minor technical items noted below:

1. A Stormwater Management Report was provided. Motor vehicle surface area will be decreased and the overall improvements do not increase stormwater runoff in the 100-year storm. Due to several other projects at the Mercer on One shopping center, a stormwater analysis was required; however, no additional measures are required.

The applicant shall obtain a soil disturbance permit from Lawrence Township which will regulate temporary construction impacts.

2. All construction details shall be added to the site plans including:
 - a. depressed curb
 - b. accessibility signage specific to New Jersey
 - c. pipe bedding
 - d. sidewalk and walkway
 - e. storm and sanitary clean-out details (for asphalt areas)
 - f. pavement section
3. If parking area will be designated for take-out orders, signage shall be added.
4. We will defer to the Planning Consultant for review of the proposed signage.
5. Bonding and inspection fees will be required.
6. Mercer County Planning Board approval is required.

JFP/jrt

M:\Planning Board\Applications\Lazy Dog SP 5.24\Review #1.doc

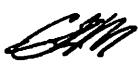
Documents Reviewed:

- Application No. SP-5/24 and Supporting Documents
- Site Plans, dated August 19, 2024
- Topographic Survey, dated October 27, 2023
- Architectural Plans, dated September 13, 2024
- Architectural Elevations, dated September 13, 2024
- Stormwater Management Report dated December 23, 2024
- Landscape Plans, dated January 9, 2025
- Sign Plans, dated September 11, 2024



P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmanus.com

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 

Re: Lazy Dog Colorado Ops, LLC | SP-5/24
Preliminary & Final Minor Site Plan, Bulk Variances
3357 Brunswick Pike | Block 5201, Lot 39
Mercer On One Shopping Center
Highway Commercial (HC) Zone District

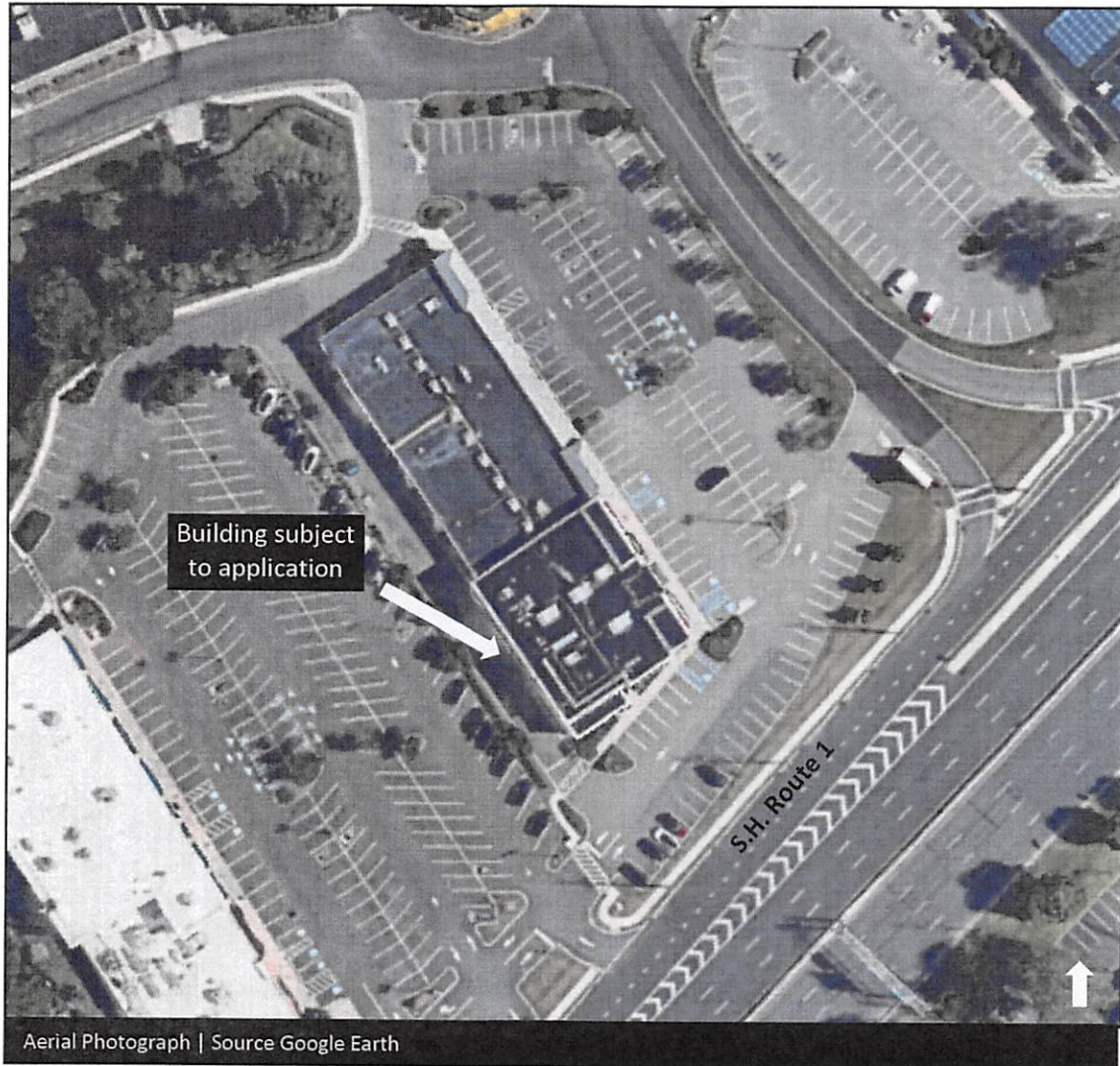
Date: March 30, 2025

1.0 Project & Site Description

- 1.1** The applicant seeks to convert a now empty restaurant space, previously occupied by a Houlihan's restaurant, to a new restaurant space. In addition to the reoccupancy, the applicant is proposing exterior façade and sign changes, an outdoor patio area with associated canopy and planters, a new corner entry and pedestrian area, improved ramp and rear service access, new landscaping surrounding the building, and reconfiguration of the parking lot to accommodate these improvements such that there will be an 11 space reduction in parking.
- 1.2** The site is in the Township's HC District. The building is located along the S.H. Route 1 frontage of the Mercer On One shopping center (formally referred to as Mercer Mall) and is located adjacent to the shopping center's northern most entrance. The building is located directly adjacent to a 12,856 s.f. building with a mix of retail and commercial uses. Both buildings have service access via a driveway to the rear.
- 1.3** The existing building area subject to the application is 10,375 s.f. and has an 1,835 s.f. Mezzanine space for a total area of 10,375 s.f. The proposed patio area is 1,629 s.f. The applicant proposes 229 interior seats and 68 patio seats for a total of 297 seats.

2.0 Surrounding Area Description

- 2.1** The site is surrounded by commercial development. Lands to the north, west and south are located within the same shopping center. Lands to the east, across Route 1, are developed with freestanding commercial uses along the highway frontage and further east is the Quaker Bridge Mall.



3.0 Compliance Analysis

- 3.1 The subject site is located within the HC District. The proposed restaurant is permitted in the HC District.
- 3.2 There are a few existing nonconformities from the HC District. The proposed restaurant reoccupancy does not require new bulk variance relief. Please see the following table for additional detail regarding the overall site. Please find the relevant variance criteria attached.



§420 HC District Standards				
	Required	Existing	Proposed	Complies?
Min. Lot Area	40,000 SF	2.15 ac.	2.15 ac.	Yes
Min. Lot Frontage	200 feet	288 feet	288 feet	Yes
Min. Lot Width	200 feet	+ 200 feet	+ 200 feet	Yes
Min. Lot Depth	175 feet	+ 175 feet	+ 175 feet	Yes
Min. Front Yard	25 feet	74 feet	70.15 feet	Yes
Min. Side Yard	25 feet	25.3 feet	25.3 feet	Yes
Min. Rear Yard	60 feet	0 feet	0 feet	No**
Max. Floor Area Ratio	25%			Unclear
Max. Impervious Surface Ratio	.70%	87%	86%	No**■
Max. Building Height	35 feet	30 +/- feet	30 +/- feet	Yes

* Indicates existing non-conforming condition

♦ The nonconforming condition refers to the adjacent building on the lot.

■ See also item 3.3 below.

- 3.3 Impervious Cover. Sheet 1 of the Site Plan states there will an impervious cover reduction of 1%; however, page 1 of the Stormwater Management report states the proposal will “introduce a total of 119 s.f. of impervious area when compared with the existing condition.” The applicant should clarify, and request relief as needed.
- 3.4 Floor Area Ratio. The applicant should indicate the existing and proposed floor area ratio such that compliance can be determined.
- 3.5 Parking setback. Section 530. F requires a minimum parking setback of 25 feet. The applicant does not propose to change this condition; the existing and proposed parking setback is 0 feet.
- 3.6 Parking. The parking summary on the Site Plan states 2,311 parking spaces are required, whereas 2,222 parking spaces exist. The proposed removal of 11 parking spaces results in 2,211 parking spaces remaining and a total deficit of 100 parking spaces. The parking area surrounding the building in which the restaurant is located appears to have approximately 147 parking spaces. The applicant should confirm this number



of parking spaces and the uses in the adjacent building of 12,856 s.f. Doing so is necessary for the Board to evaluate the impact and compliance of the reduced parking. The board should note this parking area is connected to a parking area immediately to the east and can be accessed via sidewalks to other proximate parking lots in the shopping center.

- 3.7** Bicycle Parking. §533C requires bicycle parking spaces for wherever significant attractors are established, including, but not limited to food stores, educational uses, and shopping centers. The number of bicycle parking spaces shall equal at least 10% of the total required number of parking spaces for the first 100 spaces and 2% thereafter. It appears the overall shopping center is noncompliant, and the applicant is not proposing bike parking.
- 3.8** Landscape and Plantings. The applicant is not proposing to alter or improve those portions of the site which do not about the building. The existing site does not comply with Section 525.L.5. which states no more than 20 parking spaces may be in a row without an intervening landscape island. Additionally, it is unclear if the application meets the planting requirements of Section 525.L.
- 3.9** Outdoor Seating. Outdoor seating is permitted in the HC district (Section 420-C.6). The Township requirements address safety, accessibility, lighting and parking. The proposed seating area may require a relief from item b. of this section which states seating shall be not less than 5 feet from parking and shall be adequately protected from vehicular traffic. The applicant should indicate the width of the sidewalk around the outdoor seating area to ensure it provides the minimum width for safety and accessibility.
- 3.10** Signage. The Applicant is proposing three façade signs, one each on the east north and south elevations; no other signs are proposed. An exception for the number of façade signs is required.

§535 Sign Standards			
	Required	Proposed	Complies?
Facade Signs			
Max. Number	1 sign per building, corner lots permitted 2	3 signs	No
Max. Sign Area	5% of total façade area to which it is attached	East (Rt. 1): 32.5 ft. North: 32.5 ft. South: 81.05 ft.	Yes
Max. Height	Below a parapet	Below parapet	Yes
Freestanding Signs			
Max. Number	1 freestanding sign for each collector or arterial road that provides access	0 signs	Yes



4.0 Site Plan Comments

- 4.1** The applicant requires relief for the number of proposed façade signs with one each facing the parking lot, Route 1, as well as on the rear elevation. As noted in the table above, corner lots are permitted two signs. While the site is not a corner lot, the Board should note that it functions like a corner lot in that the building is located along the Route 1 frontage and adjacent to the shopping center entrance. The Board should consider the following in the request for a sign on the rear elevation.
- a. The proposed size is more than twice that of the other 2 proposed facade signs with an area that is 15.5 feet wide and approximately 5.25 feet tall (81.05 ft. v. 32.5 ft.).
 - b. Necessity since it is directed to motorists travelling north on Route 1; however, as a divided highway, motorists must take a jughandle to access the site.
 - c. Visibility of the sign on the eastern elevation facing Route 1.
- 4.2** The applicant should indicate how waste will be handled since there are no trash enclosures shown on the site plan. The applicant should indicate if all waste will be held internally or if an exterior structure(s) is necessary.
- 4.3** The applicant should confirm parking spaces are planned to be reserved for pick up. The sign plan indicates five spaces are proposed to be reserved with 5 signs along the Route 1 frontage.
- a. The proposed location will add unnecessary clutter to the site. The reserved spaces should be relocated such that they are not along the Route 1 frontage; I recommend an alternative location that abuts the building or elsewhere within the parking lot.
- 4.4** The applicant should add a bike rack to the sidewalk along the building. While the proposed restaurant is located adjacent to the Route 1 frontage, the Board should note that there are significant residential neighborhoods to the west of the shopping center that can be accessed by bicycle. The application requires an exception for the lack of bicycle parking.
- 4.5** The appearance of the site would benefit from a few additional trees to soften the view of the parking lot, mitigate the existing undersized parking setback, and generally add tree cover in the area. I recommend the addition of approximately 3 trees along the Route 1 frontage.

4.0 Land Use Policy

- 4.1** The purpose of the HC District is relevant to the development proposal:

"The Highway Commercial (HC) district is intended to serve both the residents of the municipality and the general public with uses typically oriented towards motorized travel. The HC district is the primary retail zone for localized sales and services that are not regionally based. It differs from the NC-1 and NC-2 districts by including automobile business uses and excluding residential uses, with the exception of certain senior citizen housing. The Highway Commercial district is also intended to support the retail uses



in the Regional Commercial district."

4.2 The following Goals from the 1995 Master Plan are relevant to the development proposal.

- General Goal *"Provide harmonious and efficient allocation and arrangements of land uses and protect property values in both Lawrence and surrounding municipalities."*
- Land Use Goal *"Foster a well balanced, diverse community with a mix a residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan development regulation are designed to minimize land use conflict and to reduce adverse impacts of development on other activities in the Township."*

5.0 Materials Reviewed

5.1 *Application and supporting documents, dated October 22, 2024.*

5.2 *Preliminary and Final Minor Site Plan, 5 sheets, prepared by Proofcivil Consulting Engineers, dated August 19, 2024*

5.3 *Preliminary Landscape Plan and Preliminary Landscape Photos, 2 sheets, prepared by Lazy Dog Restaurants, Stanley R. Smith, undated.*

5.4 *Sign Package, 15 pages, prepared by First and Main, James Wendehost, dated December 11, 2023, last revised September 11, 2024*

5.5 *Architectural Plans, 5 sheets, prepared by Lazy Dog Restaurants, Matthew P. Moscat, AIA, last revised September 13, 2024*

5.6 *Exterior Elevations, 3 sheets, prepared by Lazy Dog Restaurants, Matthew P. Moscat, AIA, last revised September 13, 2024*

5.7 *Topographic Survey, 1 sheet, prepared by TWT, dated October 27, 2023*

5.8 *Stormwater Management Report, prepared by Proofcivil Consulting Engineers, dated December 10, 2024*

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Minor Site Plan Application w/ Bulk Variance No. SP-5/24
Lazy Dog Restaurant, 3357 Brunswick Pike

DATE: January 22, 2025

Attached are the documents listed below with regard to the referenced site plan application:

- Application No. SP-5/24 and Supporting Documents
- Site Plans, dated August 19, 2024
- Topographic Survey, dated October 27, 2023
- Architectural Plans, dated September 13, 2024
- Architectural Elevations, dated September 13, 2024
- Stormwater Management Report dated December 23, 2024
- Landscape Plans, dated January 9, 2025
- Sign Plans, dated September 11, 2024

This application is scheduled for review by the Planning Board at the meeting to be held Monday, April 7, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than March 28, 2025** so that reports may be provided to the applicant and Board members prior to the meeting.

JRT
M:\Planning Board\Applications\Lazy Dog SP 5.24\Distribution Letter.doc
Attachments

RECEIVED

JAN 23 2025

LAWRENCE TOWNSHIP
CONSTRUCTION DEPARTMENT

NO PLBG COMMENTS 1/23/25 JF
NO ELECTRICAL COMMENTS 1/23/2025 JF
NO BUILDING COMMENTS 1-24-25 AAC
NO FIRE COMMENTS 01/24/2025 SM

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: January 23, 2025

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

☐ Building Permit
☐ Certificate of Occupancy
☒ **Planning Board**
☐ Zoning Board
☐ Other: _____

☐ Food Establishment
☐ Sewage Disposal System
☐ Individual Water Supply
☐ Commercial Property
☒ **Other: Prelim & Final Minor Site Plan**

PROJECT NAME: Lazy Dog Restaurant Prelim & Final Minor Site Plan Apln SP5/24

LOCATION: 3357 Brunswick Pike - Fmr Houlinans Restaruant site

BLOCK: 5201 LOT # 39 PR# NA

OWNER: FR Mercer Mall Fee Owner LLC Phone: 484-429-1219

ENGINEER/ARCHITECT: Proof Civil

ADDRESS: 600 Grant St. #210
Denver, CO 80203 PHONE: 303-325-5709

☐ APPROVAL ☐ DISAPPROVAL ☒ **APPROVAL WITH CONDITIONS**

COMMENTS:

Provide will serve letters from NJ American Water (NJAW) and Ewing Lawrence Sewerage Authority (ELSA).
Trash Enclosures shall be of adequate size for all waste containers including trash, recycling and waste grease.
Construction and operational activities shall be in accordance with the Lawrence Township Noise Nuisance Ordinance and NJDEP anti-idling regulations.
A Retail Food Establishment Plan Review Application will be required by the Health Department.
Requirements for a grease trap for the restaurant shall be reviewed with the Plumbing Subcode Official & ELSA.


John R. Sullivan REHS


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Jennifer Thomas, Account Clerk *JT*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: January 21, 2025

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	SP-5/24
Application Name:	Lazy Dog
Street Address:	3357 Brunswick Pike
Tax Map Page(s):	52.03
Block:	5201
Lot(s):	39

Thank you for your anticipated assistance and response.

JRT
g:\engineering\tax request.doc

*Taxes and sewer are current
as of 1-21-2025*
[Signature]



TOWNSHIP OF LAWRENCE

Edward Tencza, Fire Marshal

Department of Public Safety

TO: Zoning/Planning Board
FROM: Edward Tencza Fire Marshal
SUBJECT: Lazy Dog Restaurant
DATE: March 27, 2025

After review of proposed site plan for Lazy Dog Restaurant, 3357 Brunswick Pike, Lawrence NJ Block 5201, Lot 39

The following items of concern.

1. Fire Lane Markings with yellow paint and proper "NO PARKING FIRE LANE" signs to be installed along new proposed patio side curb line. The Fire lane markings from the adjacent tenant's parking area to the first handicap parking spot near front entrance and curb from last handicap parking spot to rear of building in area of gas meters.



Edward C. Tencza

Fire Marshal/ Public Safety

RECEIVED

MAR 27 REC'D

ENGINEERING DEPT.