

Applicant: McDonald's USA, LLC
301/18.02

Appl. No.: SP 4/23

REFERRALS

	Date		Date		Additional Reports
	Referred	Dated	Referred	Dated	
a. Municipal Engineer	<u>7/7/23</u>	<u>9/20/23</u>			
b. Professional Planner	<u>7/7/23</u>	<u>9/22/23</u>			
c. Traffic Consultant	<u> </u>	<u> </u>			
d. Construction Official	<u>7/7/23</u>	<u>7/12/23</u>			
e. Shade Tree Advisory Comm.	<u>7/7/23</u>	<u>8/31/23</u>			
f. Health Officer	<u>7/7/23</u>				
g. Tax Collector	<u>7/7/23</u>	<u>7/10/23</u>			
h. Public Safety	<u>7/7/23</u>	<u>9/20/23</u>			
i. Environ. Res. Committee	<u>7/7/23</u>	<u>9/22/23</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. <u>Public Works</u>	<u>7/7/23</u>				
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James Parvesse, Municipal Engineer

SUBJECT: Minor Site Plan with Variance Application No. SP-4/23
McDonald's USA, LLC, 301 Brunswick Avenue Extension
Tax Map Page 3, Block 301, Lot 18.02

DATE: September 20, 2023

General:

The applicant has requested minor site plan approval to convert the existing drive-thru area from a single lane to a double lane at the McDonald's located at 301 Brunswick Circle Extension. Twelve parking spaces on the east side of the site will be removed for the new circulation pattern.

We will defer to the PC for review of the signage associated with the additional lane.

Detailed Report:

1. A variance is required for the number of parking spaces to be provided. A parking study has been submitted in support of the requested variance, which appears to indicate adequate availability of spaces. Testimony shall be provided regarding the variance, the impact of the reduction in parking spaces and the need for additional drive-thru capacity.
2. Parking spaces on the east side of the site will be removed for installation of the additional drive-thru lane. These spaces are frequently used by customers for convenient building access. The existing spaces on the west side of the site do not have direct access to the building and customers that park in this location must walk to the front of the building. Designation of the three parking spaces near the trash enclosure and the appropriate number of spaces on the northwest side of the site as employee parking should be considered to mitigate this concern.
3. The plans show that the existing parking space striping on the east side will be removed and a gore area will be striped adjacent to the existing curb. We recommend removal of the curb, removal of pavement and installation of new curb at the new lane alignment. The resulting area should be landscaped.

Installation of new curb will prevent parking in the proposed gore area and will increase the landscaping coverage onsite. We would have no objection to removal of one parking space on the east side of the trash enclosure to further increase opportunities for landscaping. We will defer to the Planning Consultant for review of an appropriate planting plan.
4. Impervious coverage onsite will be reduced with the proposed site modifications noted above. There will be no impact to stormwater, grading or drainage patterns.
5. The applicant's engineer shall provide testimony regarding the selection of concrete instead of asphalt at the handicap parking area. The durability and visibility of striping shall be addressed.
6. The following revisions to the construction details are required:
 - a. Traffic control signs shall be on breakaway posts.
 - b. Base course pavement shall be 4" thick.

- c. The crosswalks shall be "ladder" type.
 - d. All sidewalk shall be 4000psi.
 - e. The detectable warning surface shall be "Brick Red" manufactured by ADA Solutions, Inc., or approved equal.
7. There are no outside agency approvals required for this project. A Lawrence Township Soil Disturbance Permit will be required prior to construction.

Documents Reviewed:

- Letter from Nehmad, Davis & Goldstein, dated June 20, 2023
- Application No. S-4/23 and Supporting Documents
- Preliminary/Final Site Plans, Sheets 1-9, dated July 26, 2022
- Bonding & Partial Topographic Survey, dated July 11, 2022
- Architectural Plans, dated June 16, 2022

JP/jrt

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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
Brett Harris, PP AICP *BH* *EM*

Re: **McDonald's**
Minor Site Plan Application
Block 301 Lot 18.02
301 Brunswick Circle Extension
HC Highway Commercial Zoning District

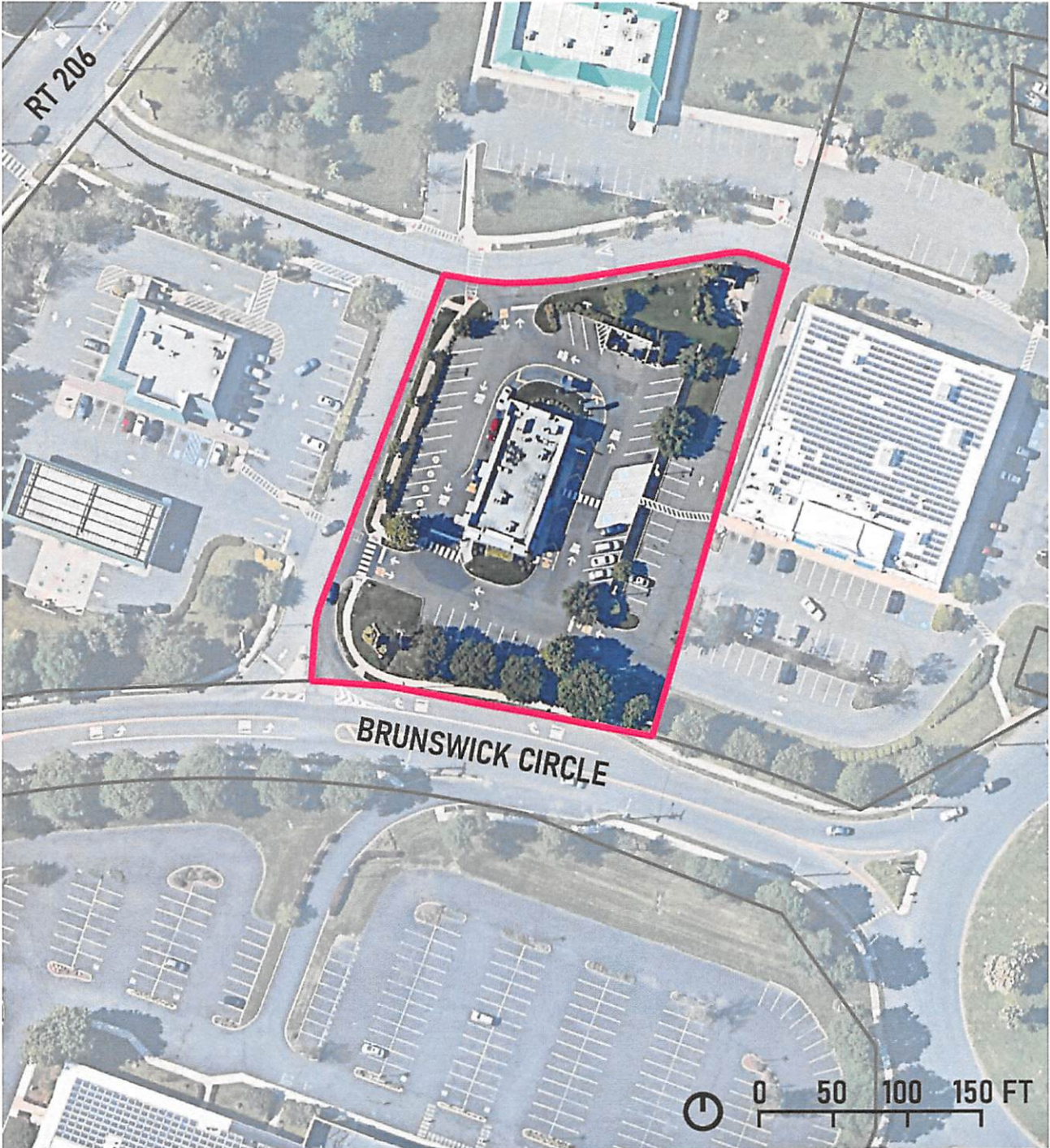
Date: September 22, 2023

1.0 Project Overview

- 1.1 The Applicant is requesting minor site plan approval to reconfigure the existing drive thru and parking lot into a two-lane drive-thru. The Applicant proposes a new "double gateway clearance drive-thru sign", a "pre-browse menu board", and two "Reserved Mobile Order" signs. The proposal includes relocating the existing "Order Here" canopy signs and outdoor display menu boards. Additionally, three pavement markings are proposed.
- 1.2 A net loss of 12 parking spaces is proposed, including the removal of one ADA parking spaces. Two ADA parking spaces are proposed, where three currently exist.

2.0 Site & Surrounding Area

- 2.1 The site is located in a commercial area of the Township, adjacent zoning districts include the HC, NC-2 and O Districts.
- 2.2 The site is located in the Brunswick Pike South Redevelopment Area. The Redevelopment Area extends to the east and northeast of the site along Brunswick Pike.
- 2.3 Residential neighborhoods exist to the south and southeast, however are separated by office uses and the Brunswick Circle. Some adjacent commercial uses include a pet store, a Quick Check, and an office building.





3.0 Variances and Exceptions

- 3.1** The subject site is located within the HC Highway Commercial Zoning District. The HC District permits various commercial uses including fast food restaurants.
- 3.2** The Applicant does not require new bulk variance relief from the HC District standards. However, several variances for the proposed signage are required. Please see the following tables for additional detail.

HC District Standards (\$420)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	40,000 SF	67,160 SF	No Change	No
Min. Lot Frontage	200 feet	207.64 feet	No Change	No
Min. Lot Width	200 feet	291.51 feet	No Change	No
Min. Lot Depth	175 feet	337.94 feet	No Change	No
Min. Front Yard	35 feet	97.7 feet	No Change	No
Min. Side Yard	25 feet	78.7 feet / 85.1 feet	No Change	No
Min. Rear Yard	60 feet	85.9 feet	No Change	No
Max. Floor Area Ratio	.25	.062	No Change	No
Max. Impervious Surface Ratio	.7	.69 (46,858 feet)	.69 (46,663 feet)	No
Max. Building Height	35 feet	19 feet	No Change	No

- 3.3** **Parking.** The Applicant requires parking relief, where 140 parking spaces are required, 54 spaces exist, and 42 spaces are proposed. We note for the Board, the existing parking is an existing nonconforming condition, and the applicant is proposing a net loss of 12 parking spaces, including 1 ADA space.



3.4 Signage. The Applicant requires the following signage exceptions from §535.G.5 to permit incidental signage greater than 2 square feet.

- Two 4.6 square foot “Reserved Drive-Thru” signs.
- One 6.64 square foot Double Gateway Clearance “Drive-Thru” sign.
 - One 3.32 square foot sign exists.
- Two 60.6 square foot “Drive-Thru” pavement markings with arrows.
 - Three currently exist.
- One 41 square foot “Thank you” pavement marking.

3.5 Signage. Per §535.Y.13 a maximum of 2 menu boards are permitted. The Applicant is proposing 4 menu boards therefore an exception is required. We note for the Board, 3 menu boards currently exist on the site.

4.0 Plan Comments

4.1 The Applicant should provide testimony regarding the building use and operation for employees and the public, including hours of operation of the drive-thru. Testimony should include all proposed site improvements, and confirmation should be provided no lighting or landscaping improvements are proposed.

4.2 Testimony should be provided regarding the elimination of an ADA parking space. It appears three ADA spaces exist on the site, and two are proposed.

4.3 The plans note four “Reserved Mobile Order” signs and a detail for the signs has been provided. The Applicant should confirm the appropriate approval was received for these signs, and if not, the appropriate relief should be requested.

4.4 For the pavement markings, the Applicant should provide overall dimensions and the calculation of the total area should be depicted on the associated details.

5.0 Land Use Policy

5.1 The Applicant should provide testimony regarding the conformance with the Township’s land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township’s Land Use Ordinance. The following land use policies are relevant to the application.

5.2 The Township’s Land Use Ordinance HC Zoning District purpose:

“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.”

5.3 The Township’s 1995 Master Plan goals:

“Preserve and enhance the character of the built environment through the promotion of good design.”

“Encourage new development to be compatible with the style and scale of existing buildings.”

“Foster a well-balanced, diverse community with a mix of residential housing types institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.”

“Direct new development and redevelopment to places in relation to their transportation and environmental capacities.”

6.0 Materials Reviewed

6.1 Application and supporting documents.

6.2 Minor Site Plan, consisting of 8 sheets, prepared by ME Jeitner of Bohler, dated July 26, 2022.

6.3 Architecture Plans, consisting of 2 sheets, prepared by Albert Taus & Associates Architects, dated June 16, 2023.

7.0 Applicant Team

7.1 Applicant: McDonalds USA LLC; 6903 Rockledge Drive Suite 1100 Bethesda MD 20817; 864-494-2491

7.2 Owner: B-Circle Assoc.; 2556 S Broad Street Trenton NJ 08610; 215-932-5697; waynewinderman@gmail.com

7.3 Attorney: Keith A. Davies, Esq; Nehmad Davis Goldstein, PC 4030 Ocean Heights Ave. Egg Harbor Township NJ 08234; 609-927-1177; kdavis@ndlegal.com

7.4 Engineer: Michale Jeitner, PE Bohler Engineering 74 W. Broad Street, Suite 500 Bethlehem PA 18018; 610-709-997 mjeitner@bohlereng.com

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
✓ Michael Rodgers, Construction Official
Edward Tencza, c/o Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer
Greg Whitehead, Director of Public Works

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Site Plan –with Variance Application No. SP-4/23
McDonald's USA, LLC, 301 Brunswick Circle Extension
Tax Map Page 3, Block 301, Lot 18.02

DATE: July 7, 2023

Attached are the following documents with regard to the above-referenced Minor Site Plan application:

- Letter from Nehmad, Davis & Goldstein, dated June 20, 2023
- Application No. S-4/23 and Supporting Documents
- Preliminary/Final Site Plans, Sheets 1-9, dated July 26, 2022
- Bonding & Partial Topographic Survey, dated July 11, 2022
- Architectural Plans, dated June 16, 2022

This application is scheduled for review by the Planning Board at the meeting to be held Monday, October 2, 2023.

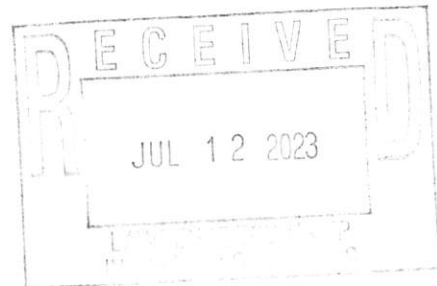
Please review these documents and submit your report to this office as soon as possible, but **no later than Friday, September 22, 2023** so that reports may be provided to the applicant and Board members prior to the meeting.

jrt
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Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

07/14/2023 NO FIRE COMMENTS SM
7/12/2023 NO Bldg COMMENTS MR
7/12/2023 NO PLBG COMMENTS JR
7/12/2023 NO ELECTRIC COMMENTS JW



TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Michael Rodgers, Construction Official
✓ Edward Tencza, c/o Public Safety Coordinating Committee
Environmental Resources Committee
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Keith Levine, Health Officer
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FROM: James F. Parvesse, Municipal Engineer

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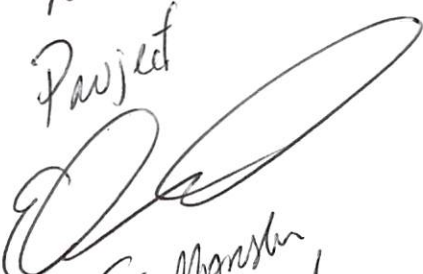
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jrt
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Attachments

cc: Edwin Schmierer, Planning Board Attorney (w/atts.)

No issues with
Project

Elizabeth McManus
Public Safety
9/20/2023

RECEIVED
JUL 12 2023
BY: _____

TOWNSHIP OF LAWRENCE

P.O. Box 6006
Lawrenceville, New Jersey 08648

Department of Community Development
609-844-7087

REPORT

Lawrence Township Shade Tree Advisory Committee

Filed 8/31/2023 Meetings are held the fourth Monday of the month) 7 PM

McDonalds near the Brunswick Circle. We have reviewed the plans for this proposal. We object to these plans.

- **The proposed configuration is unsafe.** The additional traffic lane for food ordering on the side of the McDonalds will add traffic in a congested area. Pedestrian access would necessarily cross the three lanes of vehicular traffic. Painting stripes will not change the danger zone but will instead lure pedestrians into the path of oncoming cars.
- **The McDonalds app will allow anyone to order online, and pay for their order online, so there is in effect already an additional ordering lane.**
- **NJ DOT and LT have invested an enormous amount of money and effort to make Brunswick Ave and Brunswick Circle area safer, including tree planting.** This proposal is a step backwards.
- **Plant additional trees or shrubs** to make this congested area less intense. Planting trees and shrubs is a reliable technique for “traffic calming.” If the applicant feels that there is room for more asphalt, then there is room for more shade trees by removing some parking spaces, to be replaced with shade trees. Our response to Climate change and warming will require less asphalt, more trees.
- **The proposed configuration is unsafe.** The additional lane is directly contrary to LT efforts to make this area safer. Variances have previously been awarded for this site. The additional lane is not needed to make this business functional. With the McDonalds app there is already an additional ordering and payment capacity – in effect, an extra lane. The two paved ordering lanes would immediately merge into the pickup lane, which is an additional traffic hazard. Retain the angled parking for safety, and plant additional trees. Therefore STAC objects to this proposal.

Respectfully submitted, David Bosted, STAC Chair

Township of Lawrence
ENGINEERING DEPARTMENT

From TO: Susan McCloskey, Tax Collector
To: FROM: Jennifer Thomas, Account Clerk *JT*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: July 7, 2023

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

Application No(s): SP-4/23
Application Name: McDonald's USA, LLC
Street Address: 301 Brunswick Circle Extension
Tax Map Page(s): 3
Block: 301
Lot(s): 18.02

Thank you for your anticipated assistance and response.

jrt
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Taxes and Sewer are current
[Signature]
LAWRENCE TOWNSHIP TAX COLLECTOR
PO BOX 6006
2207 LAWRENCE ROAD
LAWRENCE TWP NJ 08648
609-844-7041

RECEIVED
JUL 10 2023
LAWRENCE TWP.
TAX COLLECTOR



To: Lawrence Township Zoning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: September 22, 2023
Re: Brunswick Circle
Minor Site Plan with Variance Application No. SP-4/23
Tax Map Pages 3, Block 301, Lot 18.02

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

Suggestions/ Recommendations:

1. No Market Report of Traffic Study, unclear how the plan affects pedestrian and biker safety and impact.
2. The plan appears to encourage vehicular use and discourage walking and biking.
3. The plan appears to increase idling by increasing vehicular use.
4. The plan seems to contravene the Municipal Land Use Ordinance (Intent and Purpose, Standards for Review of Applications), Circulation Resolutions and Element, and the Sustainable Design Element.
5. Encourage walking and biking: add bike parking, improve safe crossing from across the street? tables/benches and trees?
6. Missing trees (island side parking lot) and vegetation should be replaced.
7. Manage erosion in front of entrance parking entering storm drain with native vegetation.
8. The parking requirement is 140, proposing a reduction to 42 is significant.
9. Consider qualitative improvement for stormwater management (underground storage and filtration) to offset some impact should variance be granted.

SUGGESTION/RECOMMENDATION DETAIL

The application indicates the side-by-side order point configuration “will increase the flow of traffic and enhance vehicular and pedestrian safety on site.” How is this measured and documented? Have accidents or collisions been recorded here? What is the current volume of pedestrian versus vehicular service? How does this compare to other facilities of the same size?

In the current configuration, customers pull in and prefer to park on the side of the building where there is tree shade and easy access to the side entrance. The handicapped parking on the side is frequently full at peak times. These are the parking spots proposed for removal.

Removing the preferred side parking and adding a second lane for ordering seems to encourage vehicular use and idling, rather than parking and entering the building.

Transportation is the number one cause of emissions in New Jersey. Idling produces particulate pollution, oxides of nitrogen, air toxins, and greenhouse gases. These can create asthma attacks, wheezing, coughing, lung cancer, and even premature death. The Municipal Land Use Ordinance (Intent and Purpose, Standards for Review of Applications); Circulation Resolutions (including 107-19) and Element; and the Sustainable Design Element support the encouragement of walking and biking and discourage vehicular use and idling, including (but not limited to):

From the Land Use Ordinance, the intent behind a reduction of parking space is meant to increase pedestrian-oriented development, not enhance vehicular use.

§ 102 Purpose and Intent.

JJ. 3. Reducing the required number of parking spaces in pedestrian-oriented development and redevelopment.

§ 705 Standards for Review of Applications. *to encourage development which would facilitate pedestrian access and the use of mass transit.*

Landscaping

1. Whether or not the Variance is approved, numerous trees along the side parking island within the leasehold property appear to have been removed (presumably due to mortality) and need to be replaced.
2. Along the front parking, the island has a steep slope and is mulched. The mulch does not stay in place and runs directly into nearby storm drain. Add native vegetation to stabilize the slope.
3. Landscapers need to prevent mulch from being placed up against the base of the tree (like a volcano) and be careful not to hit the stem with a mower or trimmer. This will keep the trees healthier and decrease mortality, thereby protecting the business investment as well as maintaining ecological services (erosion control, stormwater management, air quality, heat reduction). The healthier a tree is, the better it functions.

Bike Parking and Walking

1. Add bike parking.
2. Consider pedestrian stripes to encourage walking from the business complex across the street.

Stormwater

1. Pervious pavement and underground storage and treatment would have a positive environmental impact. Impervious surface is high in the zone and the current stormwater basin was not designed for quality or current quantity. If the pavement is to be disturbed, additional stormwater management can be added. For example, a product such as "PermaVoid" can be added without deep excavation.
2. Check storm drains for size of opening under latest MS4 permit to prevent trash from entering drainage.