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April 22, 2020

Lacey Township Planning Board

818 West Lacey Road
Forked River, NJ 08731

RE: Completeness & Technical Review No. 1
Minor Site Plan – Popeyes Restaurant
Application No.: 19-SP-03
Applicant: Lacey Z, Inc.
Block: 409
Lot: 2.01
Location: 344 North Main Street; Lanoka Harbor
Zone: C-200 (Limited Business) Zone
GCG File No.: *LTPB.20005*

Dear Chairman Cortese and Board Members:

In accordance with your Authorization, our office has reviewed the following material submitted for the above referenced project for technical completeness:

- ♦ Minor Site Plan and Architectural Plans consisting of 5 sheets, prepared by Albert Taus & Associates, Architects, Albert Taus, AIA dated January 15, 2020 last revised March 6, 2020.
- ♦ Location Survey of Lot 2.01 Block 409 Lacey Mall prepared by Albert Taus & Associates, Architects, Albert Taus, AIA dated March 19, 2020 based on Minor Subdivision prepared by Ernst Ernst & Lissenden dated January 13, 1989.
- ♦ Lacey Township Technical Checklist of Minor Site Plan completed by Christopher Supsie.
- ♦ Description of Proposed Operation.

The site is located on the west side of Route 9 approximately 620 ft south of Musket Court and is situated within the C-200 (Limited Business) Zone. The Lacey Mall outparcel was previously developed as Burger King. The site is developed with a drive-thru, 59 parking spaces and associated infrastructure improvements.

The applicant proposes to convert the former Burger King site into a Popeyes restaurant and is seeking minor site plan approval to modify the façade of the building, remove 155 sf portion of the building facing Route 9, construct a canopy at the drive thru window and remove the vestibule on the northerly façade.

It is also proposed to install a 24.96 sf internally illuminated building mounted sign (65 sf is allowable) on the easterly façade. It is proposed to remove the existing menu board and construct new preview and menu boards and clearance pylon sign. The freestanding enterprise sign and directional signs are to be refaced.

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The applicant also proposes to reconstruct two handicap access ramps and restripe the handicap parking stalls to be ADA compliant. The parking lot is to be restriped. Existing lighting is to be replaced with LED lights.

The proposal can be considered a minor site plan since it meets the scope specifically permitted by ordinance; that is requiring not more than three (3) additional parking spaces; (no additional parking spaces are provided); proposing not more than an additional 700 sf of gross floor area, (no additional square foot of building is proposed); not constituting an expansion of lot coverage more than 25%, (no increase, complies).

A. Technical Completeness Review Checklist Requirements:

There are no Requested Waivers of Plat Details or Submission Requirements.

Technical Checklist Completeness Recommendation:

Based on the submitted items, we recommend that this application be deemed technically complete.

B. Requested/Required Variances:

The following variances are required:

1. **Section 335-43C.4** – One Freestanding Sign is permitted; whereas 2 menu signs are proposed in addition to the existing enterprise sign.

C. Requested/Required Design Waivers:

The applicant is not seeking any design waivers.

D. General Comments:

1. Provide testimony regarding the variances requested.
2. Provide testimony regarding the proposed changes to the site and to the drive thru.
3. The curb islands do not have many shrubs and/or trees and is poorly landscaped. We recommend that trees where possible and shrubs be planted to embellish the curb islands and add foundation plantings. Please note the location, quantity, size and type of trees and shrubs.
4. List all variances on the plans.
5. Provide municipal signature block on Minor Site Plan sheet SP-1.1.
6. Provide construction details of the concrete pad and walk, ADA ramps, and landscaping.

7. Due to the scope of the proposed development, no outside agency approvals are required.

Gravatt Consulting Group reserves the right to present additional comments pending receipt of the revised plans and/or testimony provided by the applicant at the public hearing. Should you have any questions, please do not hesitate to contact me at this office.

Very truly yours,

GRAVATT CONSULTING GROUP, INC.



Bruce A. Jacobs, P.E., P.P., C.M.E.
Planning Board Engineer

cc: Chris Reid, Director of Community Development, via email
Susan Connor, Secretary, via email
Loretta Rule, Zoning Officer, via email
Terry Brady, Esq., via email
Lacey Z, Inc., Zabair Chaudhry, Applicant, via email
Christopher Supsie, Esq., Applicant's Attorney, via email
Albert Taus & Associates, Applicant's Architect, via mail

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