

TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD ☒
ZONING BOARD ☐

APPLICATION NO. PBA-22-011
DATE OF SUBMISSION 7/19/2022

Filing Fee \$ _____

Receipt or Check NO. _____

Received by: LL

DO NOT WRITE ABOVE THIS LINE

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)
- | | | |
|---|--|---|
| 1. Minor Subdivision <input type="checkbox"/> | 4. Site plan Prelim. <input checked="" type="checkbox"/> (Amended) | 7. C.40:55D-70A <input type="checkbox"/> |
| 2. Major Sub-Prelim. <input type="checkbox"/> | 5. Site Plan Final <input checked="" type="checkbox"/> (Amended) | 8. C.40:55D-70B <input type="checkbox"/> |
| 3. Major Sub-Final <input type="checkbox"/> | 6. Conditional Use <input type="checkbox"/> | 9. C.40:55D-70C <input type="checkbox"/> |
| | | 10. C.40:55D-70D <input type="checkbox"/> |
2. **APPLICANT'S NAME:** Atlantic Realty Development
STREET ADDRESS: 90 Woodbridge Center Drive, Suite 600 TELEPHONE: (732) 750-1111
CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095
3. **OWNER'S NAME:** Halston Builders Associate, LLC
STREET ADDRESS: 21 Kilmer Driver @ Rt. 9 TELEPHONE: (732) 750-1111
CITY & STATE Morganville, New Jersey ZIP CODE: 07751
4. **LOCATION:**
STREET ADDRESS: 2200 Scenic Drive
SECTION NO. 423.03 LOT NO. 225 TAX MAP 97 ZONE DIST. R-M
5. **DESCRIPTION OF PROPOSED USE:**
Brief Description of Application: Construct new Clubhouse and add seven (7) apartment units
6. **ZONE REQUIREMENTS:** See Preliminary Plans.

	Lot #225	Lot #	Lot #	Lot #	Required	Variance Requested
Front	87.14'					
One Side	>50'					
Both Sides	>50'					
Rear	>50'					
Other						
Height	<45'					
Bldg. Coverage	0.6%					
Total Coverage	<35%					
Parking	61 Stalls (Clubhouse only)					
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**
No ☐ Yes ☐ Attach copy if yes. ARE TAXES PAID TO DATE: YES ☒ NO ☐
8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**
Undue Hardship Consideration: None requested

SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

N/A

10. REQUESTS FOR WAIVERS: (Reasons)

None requested

11. PREVIOUS APPEALS OR ACTIVITY:

No ☐ Yes ☒ If yes, Date: _____ Type: _____

Zoning Board ☐

Approved ☒

Planning Board ☒

Disapproved ☐

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer: Scott H. Turner, P.E., Menlo Engineering Associates Phone: (732) 846-8585

Address: 261 Cleveland Avenue, Highland Park, New Jersey 08904

Architect: Laurance D. Appel, R.A., Appel Design Group

Phone: (973) 994-1776

Address: 220 South Orange Avenue, Suite 100, Livingston, NJ 07039

Lawyer: Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott, LLC

Phone: (609) 989-5029

Address: 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648

13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

Preliminary/Final Site Plan for Delaware Heights Township of Ewing Mercer County New Jersey Block 423.03, Lot 225, prepared by Menlo Engineering Associates, dated June 17, 2022 (15 sheets); Architectural Plans and Rendering, prepared by Appel Design Group; Stormwater Management Report for Delaware Heights, prepared by Menlo Engineering Associates, dated June 17, 2022;

14. ADDITIONAL INFORMATION:

IMPORTANT NOTICE TO APPLICANT

Before filing this application or serving notices, inquiry should be made as to the next meeting of the Board. This application must be filed at least 10 days prior to the date set for hearing. At least 10 days prior to the time set for said hearing, applicant shall give personal notice to all owners of property situate within or without the municipality, as shown by the most recent tax lists of the municipality or municipalities whose property or properties shown by said lists are located within 200 feet of the said property to be affected by said appeal. Such notice shall be given by sending written notice thereof by registered or certified mail to the last known address of the property owner of owners, as shown by the most recent tax lists of said municipality or by hand delivering a copy thereof to the said property owners.

Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

Applicant agrees to pay all costs related to review and processing of this application. A set of drawings to scale showing all details, adjoining properties affected, and all features involved in the appeal should accompany application of appeal.

Applicant must provide satisfactory evidence of payment of taxes on the property under consideration.

Said applicant shall by AFFIDAVIT present satisfactory proof to the said Board at the time of the hearing that said notices have been duly served as aforesaid.

Corporations appearing before the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

ATLANTIC REALTY DEVELOPMENT

By: _____

Frank J. Petrino, Applicant's Attorney