



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-23-008

ZONING BOARD []

DATE OF SUBMISSION 5/5/2023

Filing Fee \$ _____ Receipt or Check No. _____ Received By: kb

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

Minor Subdivision []	Site plan Prelim. [X]	C.40-55D-70A []
Major Sub-Prelim []	Site Plan Final [X]	C.40-55D-70B []
Major Sub-Final []	Conditional Use [X]	C.40-55D-70C []
		C.40-55D-70D []

2. APPLICANT'S NAME McDonald's USA, LLC

STREET ADDRESS 6903 Rockledge Drive, Suite 1100 TELEPHONE (864) 494-2491

CITY AND STATE Bethesda, MD ZIP CODE 20817

3. OWNER'S NAME McDonald's USA, LLC

STREET ADDRESS 110 Carpenter Street TELEPHONE _____

CITY AND STATE Chicago, IL ZIP CODE 60607

4. LOCATION

STREET ADDRESS 1885 N. Olden Ave. TELEPHONE _____

SECTION No. 234.01 LOT NO. 2 TAX MAP _____ ZONE DIST. B-H

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant seeks site plan approval and "c" variance relief in connection with the renovation and expansion of the existing single order point thru configuration at the existing McDonald's fast-food restaurant. The Applicant is proposing to convert the single order point drive thru configuration into a dual order point drive thru configuration.

6. DEED RESTRICTIONS OR COVENANTS:

NO [X] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [X] NO []

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:

See attached Project Narrative and Variance Justification Report in support of the Requested Variance Relief.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front				49.9 ft. (no change proposed)	85 ft.	No.
One Side				60.9 ft. (no change proposed)	12 ft.	No.
Both Sides				N/A	N/A	N/A
Rear				337.1 ft. (no change proposed)	12 ft.	No.
Other						
Height				13.5 (no change proposed)	40 ft.	No.
Bldg. Coverage				4,635 sq. ft. (no change proposed)	2,400 sq. ft.	No.
Total Coverage				42.6% existing - 40% proposed	75%	No.
Parking				74 spaces existing - 70 spaces proposed	123 spaces	Yes.
Other						
Other						
Other						

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

N/A

10. REQUESTS FOR WAIVERS: (Reasons)

See Project Narrative and Variance Justification Report.

11. PREVIOUS APPEALS OR ACTIVITY:

NO ☐ YES ☐ If yes, Date: _____ Type: _____

Zoning Board ☐ Planning Board ☐ Approved ☐ Disapproved ☐

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Michael Jeitner, PE Bohler Engineering Phone (610) 709-9971

Address 74 W. Broad Street, Suite 500

Planner _____ Phone _____

Address _____

Lawyer Keith A. Davis, Esq. - Nehmad Davis Goldstein, PC Phone (609) 927-1177

Address 4030 Ocean Heights Ave., Egg Harbor Township, NJ 08234



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

See Application Cover Letter for Complete List of all submission materials.

14. ADDITIONAL INFORMATION

N/A.

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

McDonald's USA, LLC

By: 

Applicant's Signature