



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X] APPLICATION NO. PBA-23-009
ZONING BOARD [] DATE OF SUBMISSION 5/17/2023
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 []
Major Sub-Prelim []
Major Sub-Final []

Site plan Prelim. [X]
Site Plan Final [X]
Conditional Use [X]

C.40-55D-70A []
C.40-55D-70B []
C.40-55D-70C []
C.40-55D-70D []

2. APPLICANT'S NAME Jersey Smooth, LLC

STREET ADDRESS 311 Dickinson St TELEPHONE (617) 281-6859

CITY AND STATE Ewing, NJ ZIP CODE 08638

3. OWNER'S NAME Aslan Zadeh

STREET ADDRESS 311 Dickinson St TELEPHONE (617) 281-6859

CITY AND STATE Ewing, NJ ZIP CODE 08638

4. LOCATION

STREET ADDRESS 311 Dickinson St TELEPHONE (617) 281-6859

SECTION No. 112 LOT NO. 307 TAX MAP 11 ZONE DIST. _____

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Cannabis Manufacturing

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:



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	12.41					
One Side	0.06				5	Ex Con
Both Sides	139.96				10	
Rear	34.45				5	
Other						
Height	31				25	Ex Con
Bldg. Coverage						
Total Coverage	97.5%				65%	Ex Con
Parking	15				15	
Other						
Other						
Other						

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

10. REQUESTS FOR WAIVERS: (Reasons)

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 Trenton Engineering Phone (609) 882-0616
Address _____
Planner _____ Phone _____
Address _____
Lawyer Duncan Delano Phone (646) 640-6954
Address _____



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

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 owners, as shown by the most recent tax lists of said municipality or by hand delivering a copy thereof to the said property owners.

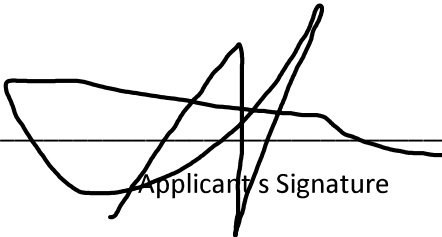
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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.



Applicant's Signature