

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD
ZONING BOARD

APPLICATION NO. PBA-22-013
DATE OF SUBMISSION 8/31/2022

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)

- | | | |
|--|--|---|
| 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 checked="" type="checkbox"/> | 5. Site Plan Final <input checked="" type="checkbox"/> | 8. C.40:55D-70B <input type="checkbox"/> |
| 3. Major Sub-Final <input checked="" type="checkbox"/> | 6. Conditional Use <input type="checkbox"/> | 9. C.40:55D-70C <input checked="" type="checkbox"/> |
| | | 10. C.40:55D-70D <input type="checkbox"/> |

2. APPLICANT'S NAME: Parkway Town Center LLC

STREET ADDRESS: 90 Woodbridge Center Drive, Suite 600 TELEPHONE: (732) 750-1111
CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095

3. OWNER'S NAME: Parkway Town Center Urban Renewal, LLC

STREET ADDRESS: 90 Woodbridge Center, Suite 600 TELEPHONE: (732) 750-1111
CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095

4. LOCATION:

STREET ADDRESS: 1445 Parkway Avenue
SECTION NO. 343 LOT NO. 1.01 TAX MAP 55 ZONE DIST. IP-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application: Ewing Town Center is a mix of residential dwelling units and retail uses. See Phasing Summary on Cover Sheet of Maser Plans.

6. ZONE REQUIREMENTS: See Zoning Chart on Plans

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

7. DEED RESTRICTIONS OR COVENANTS:

No Yes Attach copy if yes. Proposed Declaration ARE TAXES PAID TO DATE: YES NO

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

Undue Hardship Consideration: Financial Subdivision

9. **SPECIAL REASONS AND NEGATIVE CRITERIA:** (To be completed for "D" variances):
 N/A
10. **REQUESTS FOR WAIVERS:** (Reasons)
 All required submission and design waivers were previously granted with preliminary site plan approval. No additional waivers are required.
11. **PREVIOUS APPEALS OR ACTIVITY:** Subdivision & Site Plan approval of all construction phases and final for Phase I
 No Yes If yes, Date: 10-06-16 Prel Type: Preliminary Site Plan and Zoning Board Approved
 Final Site Plan for Phase I Planning Board Disapproved
12. **LIST OF INDIVIDUALS WHO PREPARED PLANS:**
 Engineer: Julia Algeo, P.E./Mark Janiszewski, P.E., Maser Consulting, P.A. Phone: (609) 587-8200
 Address: 1000 Waterview Drive, Suite 201, Hamilton, New Jersey 08691
 Architect: Address: Phone:
 Architect: Address: Phone:
 Planner: Address: Phone: ()
 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 and Final Subdivision Plan – Overall Dimension & Phasing Plan," dated 8/5/2016, last revised 8/18/2022 prepared by Maser Consulting P.A. (1 sheet); Major Subdivision Plan, dated 8/18/2022, prepared by Maser Consulting P.A. (1 sheet)
14. **ADDITIONAL INFORMATION:** Covenants, Conditions, Restrictions and Easements and Related Agreement to Coordinate Operation of Phases in the Event of an Authorized Transfer for Parkway Town Center

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.

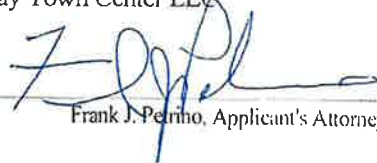
Applicant must provide satisfactory evidence of payment of taxes on the property under consideration.

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.

Parkway Town Center LLC

By:


 Frank J. Petrino, Applicant's Attorney