



February 16, 2022

Richard Owen, Chair
Ewing Township Planning Board
2 Jake Garzio Dr
Ewing, NJ 08628

**RE: Ewing Town Center
Financial Subdivision
Parkway Town Center LLC
1445 Parkway Avenue, Block 343, Lot 1.01**

Owner:

Parkway Town Center Urban Renewal, LLC
90 Woodbridge Center, Suite 600
Woodbridge, NJ 07095

Applicant:

Parkway Town Center LLC
90 Woodbridge Center, Suite 600
Woodbridge, NJ 07095

I. Proposal Summary:

The applicant is proposing a subdivision of Ewing Town Center located in the Town Center (TC) Zone and Parkway Avenue Redevelopment Area for financial purposes only. This application seeks (1) Preliminary and Final Subdivision approval in the form of a Financial Subdivision to create 12 lots; (2) Amended Preliminary and Final Site Plan approval reflecting the changes to the previously delineated and approved five (5) construction phases; and (3) associated c. variances created by the proposed subdivision.

II. Submission:

We reviewed the following items submitted.

1. One (1) original and four (4) copies of Land Development Application;
2. Five (5) signed and sealed copies of "Preliminary and Final Subdivision-Overall Dimension & Phasing Plan for Ewing Town Center Block 343 Lot 1.01 Township of Ewing Mercer County, NJ," prepared by Maser Consulting P.A., dated 8/5/2016, last revised 8/18/2022 (1 sheet);
3. Five (5) signed and sealed copies of "Major Subdivision Plan for Ewing Town Center Block 343 Lot 1.01 Township of Ewing Mercer County, NJ," prepared by Maser Consulting P.A., dated 8/18/2022 (1 sheet);



4. Five (5) copies of Covenants, Conditions, Restrictions and Easements and Related Agreement to Coordinate Operation of Phases in the Event of an Authorized Transfer for Parkway Town Center;
5. Five (5) copies of Checklists (Subdivision and Site Plan);
6. Five (5) copies of Charts of Market Rate and Affordable Dwelling Units by phase but construction will occur in multiple phases simultaneously;
7. One (1) original and four (4) copies of Contribution Disclosure Statement;
8. One (1) original and four (4) copies of Application Procedures;
9. One (1) original and four (4) copies of Consent to Entry;

III. Waivers and Variances

Variances & Waivers:

1. All required variances and waivers required of Town Center were previously granted. No additional waivers are required as the project remains one project under the Redevelopment Agreement.

IV. Planning Review

This financial subdivision does not affect the approvals granted of the Ewing town center. Under the Covenants, Conditions, Restrictions and Easements Section the redevelopment agreement covers the potential of an authorized transfer for the town center, the township retains the ability to control any transfers that might affect the overall project. In a fact it becomes an association with declarations of all rules regulations and maintenance of the property clearly defined.

The applicant should testify as to the true nature of the financial subdivision and the potential impacts.

It is anticipated that an amendment to the redevelopment agreement for the Town Center project would be required and any items, such as the creation of an Association addressed accordingly

Should you have any questions or concerns, please feel free to contact me at 212-203-5137 or via email; cwl@latinigleitz.com

Sincerely,


Charles Latini, PP, AICP