



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-23-002 amended

ZONING BOARD []

DATE OF SUBMISSION 1/23/2023 via email

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	<input type="checkbox"/>	Site plan Prelim.	<input checked="" type="checkbox"/>	C.40-55D-70A	<input type="checkbox"/>
Major Sub-Prelim	<input type="checkbox"/>	Site Plan Final	<input checked="" type="checkbox"/>	C.40-55D-70B	<input type="checkbox"/>
Major Sub-Final	<input type="checkbox"/>	Conditional Use	<input checked="" type="checkbox"/>	C.40-55D-70C	<input checked="" type="checkbox"/>
				C.40-55D-70D	<input type="checkbox"/>

2. APPLICANT'S NAME Canna Remedies, LLC

c/o Pachter Gregory & Raffaldini PC

STREET ADDRESS 100 Village Green, Ste 200 TELEPHONE _____

CITY AND STATE Lincolnshire, IL ZIP CODE 60069

3. OWNER'S NAME CDKVEN Pures, LLC

STREET ADDRESS 1405 N Broad St Ste 211 TELEPHONE _____

CITY AND STATE Hillside, NJ ZIP CODE 07205

4. LOCATION

STREET ADDRESS 1995 & 2175 Spruce Street TELEPHONE _____

SECTION No. 108, 117 LOT NO. 1 TAX MAP 5 ZONE DIST. SA-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See plans and rider to application.

6. DEED RESTRICTIONS OR COVENANTS:

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

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

Under Hardship Consideration:

See plans and rider to application.



8. ZONE REQUIREMENTS

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

SEE PLANS AND RIDER TO APPLICATION

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

Not applicable.

10. REQUESTS FOR WAIVERS: (Reasons)

See plans and rider to application.

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 ACT Engineers, Inc. Phone (609) 918-0200
 Address 1 Washington Boulevard, Suite 3, Robbinsville, NJ 08691
 Architect RGW Architecture, LLC Phone (610) 217-1612
 Address 3520 Spruce Dr., Northampton, PA 18067
 Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100
 Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



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

Stormwater Management Major Development Statement, prepared by Reece Nordeen, P.E., ACT Engineers, Inc., dated December 22, 2022.

Plans entitled "Preliminary and Final Site Plan" prepared by Robert W. Korkuch, P.E., ACT Engineers, Inc., dated December 19, 2022, consisting of ten (10) sheets.

Plans entitled "Canna Remedies" prepared by Ryan G. Welty, AIA, RGW Architecture, LLC, consisting of two (2) sheets.

14. ADDITIONAL INFORMATION

See plans and rider to application.

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.

Dino Spadaccini, Esq.
Attorney for Applicant