

EWING TOWNSHIP

JANUARY 20, 2026

CLERK'S OFFICE

TO: CHARLES LATINI, PLANNER; MICHAEL HERBERT, ESQ.; KAREN BRUCCOLERI

FROM: KIM MACELLARO, CMC/MUNICIPAL CLERK

SUBJECT: 26-04 AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY, AMENDING CHAPTER 215, "ZONING," OF THE CODE OF THE TOWNSHIP OF EWING TO REZONE CERTAIN PROPERTIES

REFERRAL TO THE PLANNING BOARD FOR NEXT MEETING OF FEBRUARY 5, 2026

Good afternoon ~

At the Tuesday evening (1/13/26) Council meeting, the attached Ordinance was introduced. It is now being referred to the Planning Board for master plan consistency and review. Our next Council meeting will be Tuesday, February 10, 2026 and the one after that will be Tuesday, February 24, 2026. I will await your recommendation letter but please note that I will need to advertise for 2nd reading, public hearing and final adoption before it can go on the agenda. Any questions, please feel free to call. Thank you.

Kim



**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 26-04

1st Reading 1-13-26 Date to Mayor _____

2nd Reading & Public Hearing _____ Date Returned _____

Date Adopted: _____ Date Resubmitted to Council _____

_____ Approved as to Form of Legality

Effective Date: _____
Township Attorney _____

AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY, AMENDING CHAPTER 215, "ZONING," OF THE CODE OF THE TOWNSHIP OF EWING TO REZONE CERTAIN PROPERTIES

First Reading

| MEMBER | AYE | NAY | ABSENT | ABSTAIN | MOVE | SECOND |
|----------------------|-----|-----|--------|---------|------|--------|
| Baxter | X | | | | | |
| Keyes-Maloney | X | | | | X | |
| Steward | X | | | | | |
| Wollert | X | | | | | X |
| Schroth | X | | | | | |

Second Reading

| MEMBER | AYE | NAY | ABSENT | ABSTAIN | MOVE | SECOND |
|----------------------|-----|-----|--------|---------|------|--------|
| Baxter | | | | | | |
| Keyes-Maloney | | | | | | |
| Steward | | | | | | |
| Wollert | | | | | | |
| Schroth | | | | | | |

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO: 26-04

AN ORDINANCE OF THE TOWNSHIP OF EWING, COUNTY OF MERCER, STATE OF NEW JERSEY, AMENDING CHAPTER 215, “ZONING,” OF THE CODE OF THE TOWNSHIP OF EWING TO REZONE CERTAIN PROPERTIES

WHEREAS, the Township Council of the Township of Ewing, pursuant to the provisions of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), is authorized to adopt and amend zoning regulations and district boundaries to promote the public health, safety, and general welfare; and

WHEREAS, the Township Planning Board has conducted a review of the zoning map and land use patterns along certain transition areas between residential and industrial zones, and determined that several residentially zoned parcels are functionally and physically integrated with adjacent industrial operations; and

WHEREAS, the Planning Board has recommended, and the Township Council concurs, that such properties be rezoned to ensure consistency of land use, minimize land use conflicts, and provide for the logical continuation of established industrial districts; and

WHEREAS, the proposed amendment is consistent with the goals and objectives of the Township Master Plan, specifically those related to sound land use transitions, economic development, and protection of residential neighborhoods from incompatible uses.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Ewing, County of Mercer, State of New Jersey, as follows:

SECTION 1. Amendment to the Zoning Map

The official Zoning Map of the Township of Ewing, adopted as part of Chapter 215 of the Code of the Township of Ewing, is hereby amended as follows:

1. The following properties, currently located within the Residential 2 Zoning District, and identified on the Ewing Township Tax Map as Block 196 Lot 2, are hereby rezoned to the IP-3 – Industrial Park Zoning District.
2. The following properties, currently located within the Office Park-1 Zoning District, and identified on the Ewing Township Tax Map as Block 423 Lot 17, are hereby rezoned to the Conservation Zoning District.
3. The new district boundary line shall extend to include said lots, consistent with the boundaries of the adjacent districts as shown on the revised Zoning Map attached hereto as **Exhibit A** and made part of this Ordinance.

SECTION 2. Conformance with Master Plan

This amendment has been duly referred to the Ewing Township Planning Board for review and found to be substantially consistent with the Township Master Plan in accordance with N.J.S.A. 40:55D-26(a).

SECTION 3. Severability

If any provision of this Ordinance shall be adjudged invalid or unconstitutional, such judgment shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

SECTION 4. Repealer

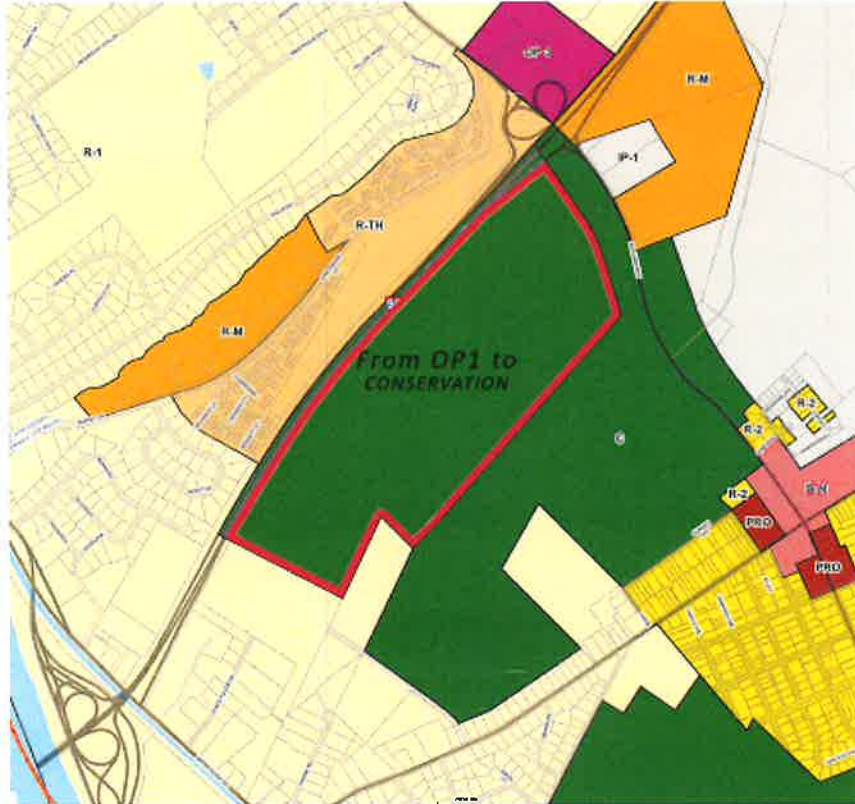
All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. Effective Date

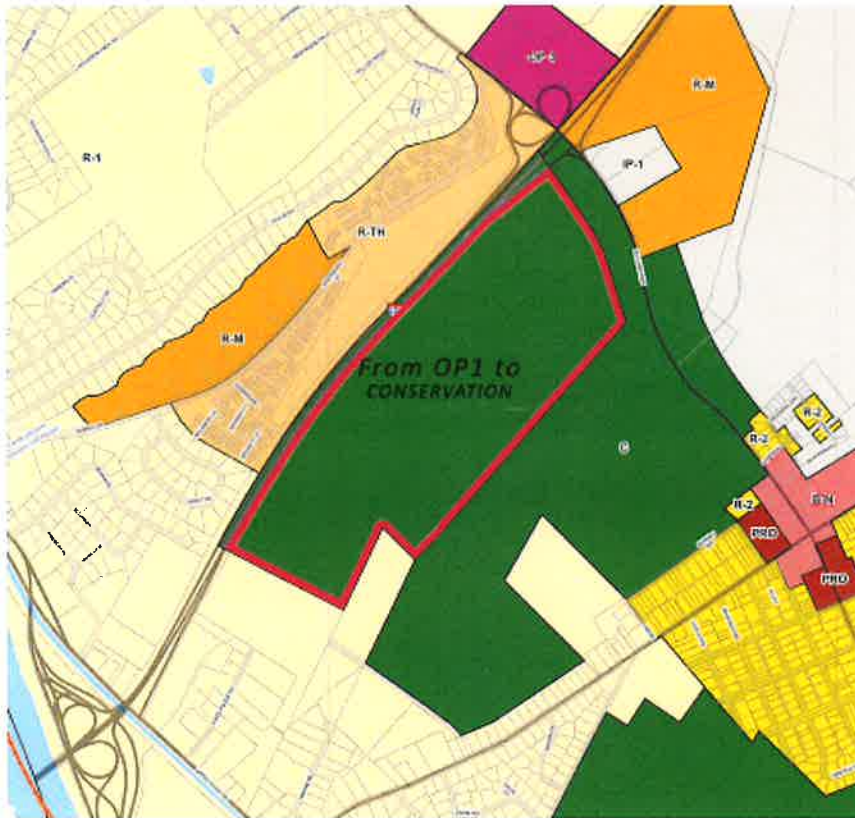
This Ordinance shall take effect upon final passage and publication according to law, and the Zoning Map of the Township of Ewing shall be amended accordingly.

EXHIBIT A

Revised Zoning Map (portion showing reclassified lots)



Block 423 Lot 17



Block 196 Lot 2