

## *Alaimo Group*

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December 14, 2022

Mr. John Maloney, Chairman  
Ewing Township Zoning Board  
2 Jake Garzio Drive  
Ewing, NJ 08628

RE: Ewing Township – Mercer County  
Isaac Rodriguez Reyes  
138 Keswick Avenue  
Block 136, Lots 266 & 267  
Zone R2  
Our File No. A-0198-0073-000

Dear Chairman Maloney:

We are in receipt of a Land Development application which the applicant proposes to renovate the existing dwelling and construct a 2 story building addition.

We have reviewed the following information in support of this application.

1. Revised Land Development Application for Isaac Rodriguez Reyes.
2. Site plan, building elevations and floor plans prepared by M/B Architectural Design and Consulting, dated September 10, 2021, revised November 21, 2022.

Based on our review of the submitted documents, we have the following comments for the Board's consideration:

1. We defer to the Board Planner with regard to zoning and variance requirements.
2. No topographical information is shown on the site plan. The property should be regraded to assure stormwater runoff is directed towards Keswick Avenue and not towards adjoining properties. The Board may consider requiring the applicant to provide a grading plan.
3. The State Residential Site Improvement Standards (RSIS) requires 2 parking spaces be provided for the dwelling. The plan shows 2 parking spaces within the proposed driveway.
4. Details of the proposed concrete sidewalk, driveway and apron should be provided. The driveway and apron should be a minimum 6" thick reinforced Class B concrete. Sidewalk thickness should be a minimum of 4" thick. The

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sidewalk, driveway and apron should be dimensioned. The apron flare may impact the existing driveway on the adjoining property.

5. The existing green area and existing driveway hatching shown in the legend conflicts with the hatching identified on the plan.
6. The proposed 287 sf addition identified on the plan conflicts with the proposed 594 sf addition noted in the application.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP

  
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Martin G. Miller, PE, PLS, PP, CME  
Senior Project Engineer

MGM/DV

- c: Ewing Township Zoning Board  
Karen Bruccoleri, Code Enforcement Dept., Ewing Township (via email)  
Charles Latini, PP, AICP, Ewing Township Zoning Board Planner (via email)  
Isaac Rodriguez Reyes (344 49<sup>th</sup> Street, Apt. 1, Brooklyn, NY 11220)  
Martha Brazoban, AIA (570 North Broad Street, Elizabeth, NJ 07208)  
Arnold C. Lakind, Esq, Szaferman Lakind (101 Grovers Mill Road, Suite 200,  
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