



Alaimo Group

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November 14, 2022

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

RE: ZBA-22-001
Ewing Township – Mercer County
Paul Liucci
2152 Pennington Road
Block 223.04, Lots 11 & 12
R-1 Zone
Our File No. A-0198-0070-000

Dear Chairman Maloney:

We are in receipt of a Land Development application for a proposed detached garage/shop to be constructed at the subject property. We have reviewed the following information in support of this application.

1. Land Development Application – 2152 Pennington Road dated October 28, 2022
2. Notice of Public Hearing with Development Application Description
3. Plans Submitted
 - a. Plan of Survey prepared by Rick H. Tkacs, PLA dated September 28, 2017 with proposed garage location and driveway superimposed.
 - b. Plans entitled Paul Liucci Garage Proposal consisting of three (3) sheets dated October 18, 2022

The subject property is located at the northwesterly corner of the intersection of Pennington Road and Woodbury Road. An existing residential dwelling and detached garage are located on Lot 11. Lot 12 is currently unimproved with the exception of a stone driveway access from Woodbury Road. The parcel is approximately 0.49 acres and is situated in the R-1 Residential Zone.

The applicant is proposing to construct an 840 sf garage and 153 sf attached shop on Lot 12. Access to the garage will be from the existing Woodbury Road driveway.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Based on our review of the submitted plans and documents, we have the following comments:

1. We defer comments regarding variances, waivers, landscaping and buffer requirements to the Board Planner.
2. It appears that the proposed garage location shown on sheet 1 does not accurately reflect the building set back from the Lot 11 property line. The rear building dimension is 32', plus the 14' Woodbury Road setback equals 46'. The Lot 12 side yard property line shown on the property survey is 43.26'. The survey shows the proposed garage encroaching on the Lot 11 property line. This discrepancy should be addressed.
3. The proposed building will create additional stormwater runoff from the site. Roof drain runoff direction should be addressed. A site plan prepared by a New Jersey Licensed Engineer should be submitted. The plan should include existing and proposed grading, water and sewer service locations. The plan should accurately reflect the location of the proposed garage showing setback dimensions at the closest points to Pennington Road and Woodbury Road. Construction details, including sidewalk, stone driveway and fence should be included.
4. There is a discrepancy between the plans and Land Development Application with regard to the proposed garage/shop floor area. Sheet 1 shows a total floor area of 993 sf. However, Land Development Application states the proposed garage/shop floor area is 1,200sf. This discrepancy should be addressed.
5. We recommend a deed of incorporation be prepared for Lots 11 and 12 so that existing and proposed setbacks, and building coverage calculations can accurately reflect the entire parcel.
6. Sheet 1 identifies the proposed accessory building to be used as a garage/shop. Testimony should be provided as to the specifics of the proposed shop use.

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

Very truly yours,

ALAIMO GROUP



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

MGM/DV

c: Ewing Township Zoning Board
Karen Bruccoleri, Code Enforcement Department, Ewing Township
Charles Latini, PP, AICP, Ewing Township Zoning Board Planner
Paul Liucci (2152 Pennington Road, Ewing, NJ 08638)

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