TOWNSHIP OF EWING

LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ] APPLICATION NO. ZBA-26-001

ZONING BOARD [ ] DATE OF SUBMISSION 3/17/2026 signed

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	[ ]	Site plan Prelim.	[ ]	C.40-55D-70A	[ ]
Major Sub-Prelim	[ ]	Site Plan Final	[ ]	C.40-55D-70B	[ ]
Major Sub-Final	[ ]	Conditional Use	[ ]	C.40-55D-70C	[✓]
				C.40-55D-70D	[✓]

2. APPLICANT'S NAME Trenton State College Corporation

STREET ADDRESS 54 Carlton Avenue TELEPHONE _____

CITY AND STATE Ewing Township, NJ ZIP CODE 08618

3. OWNER'S NAME See #2 above

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 2076 Pennington Road, Ewing TELEPHONE _____

SECTION No. 221 LOT NO. 33 TAX MAP 3 ZONE DIST. R-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant, a subsidiary of The College of New Jersey, owns multiple residential properties located in close proximity to The College of New Jersey and is planning for the subject property to be used for student housing. The property is currently developed with a single-family dwelling. Applicant proposes to construct a small addition and add a second floor to the expanded structure, resulting in a duplex. Because R-1permits only single-family residential use, the proposed two-family residential dwelling requires use and density variances.

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:

Strict application of the zoning ordinance would result in practical difficulties and undue hardship to the applicant as it is a narrow but deep rectangular lot. The subject property is located in close proximity to the College and within an area extremely suitable for college-related housing. Denial of the requested variances would preclude reasonable use of the property, while granting the variances would allow for appropriate residential use without substantial detriment to the neighboring uses or the zone plan such that the benefits of the proposed development substantially outweigh the detriments.

8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front					50 ft each	43.4 - 19.2 (V)
One Side					20 ft	5 ft (V)
Both Sides						
Rear					40 ft	160 ft (C)
Other						
Height					2 1/2 st. - 35	26 ft (C)
Bldg. Coverage (Principal Building)					15%	10.92% (C)
Total Coverage (Impervious)					22%	18.24% (C)
Parking						
Other Floor Area					2,500 4 Br	8 bed rooms (V)
Other Minimum Lot area (Corner Lot)					22,500 sf	15,000 sf (E)
Other Minimum Lot Width (Corner Lot)					150 ft	60 ft (E)

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

Applicant is seeking N.J.S.A. 40:55D-70d(1) and (4) relief. The subject property is particularly suitable for the proposed use. The proposed use will promote the public health, safety, morals and general welfare; promote appropriate population densities and concentrations; encourage appropriate and efficient expenditure of public funds; provide sufficient space in appropriate locations of uses to meet the needs of all NJ citizens due to its adjacency to State Hwy Rte 31 and The College of New Jersey; thus, fulfilling the purposes of zoning; namely, a., e., g. and m. of N.J.S.A. 40:55D-2. The duplex will not have a substantially negative impact on neighboring properties and will not substantially impair the zone plan due to more concentrated development, being located in an area comprised of both institutional and residential uses.

10. REQUESTS FOR WAIVERS: (Reasons)

Applicant will request a site plan waiver as there will be minimal disturbance with the proposed development as the majority of construction will be associated with the second floor addition.

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 _____ Phone _____

Address _____

Planner James Kyle , PP, AICP Phone (609) 529-8692

Address 2 East Broad Street, 2nd floor, Hopewell, New Jersey 08525

Lawyer Jeffrey M. Hall, Esq. Phone (609) 658-6472

Address Szaferman, Lakind, Blumstein & Blader, P.C. 101 Grovers Mill Road, Suite 200 Lawrenceville, NJ 08648

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

1. Architectural plans prepared by Alfredo R. Trevino dated: November 13, 2025, last revised: November 25, 2025.
2. Survey prepared by Bruce Benish, P.L.S. dated: November 14, 2025

14. ADDITIONAL INFORMATION

Paragraph 8.
E = Existing nonconformity
V = Variance required
C = Complies

Paragraph 12.
Architect: Alfredo Trevino, AIA
690 Lawrenceville Rd, Lawrence Township, NJ 08648
(609) 902-3356

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.

Trenton State College Corporation

3-17-26

Joyce Doman, Operations Member

REVISED OCTOBER 27, 2000