



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [] APPLICATION NO. ZBA-20-003
ZONING BOARD [X] DATE OF SUBMISSION 6/22/2020
Filing Fee \$ 1,750.00 Receipt or Check No. 1279 Received By: ICB

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

2. APPLICANT'S NAME Ewing Properties, LLC
STREET ADDRESS 1602 Pennington Road TELEPHONE _____
CITY AND STATE Ewing, NJ ZIP CODE 08618

3. OWNER'S NAME Jay Development, LLC
STREET ADDRESS 1602 Pennington Road TELEPHONE _____
CITY AND STATE Ewing, NJ ZIP CODE 08618

4. LOCATION
STREET ADDRESS 1602 Pennington Road TELEPHONE _____
SECTION No. XXX LOT NO. 9 & 10 TAX MAP 141 ZONE DIST. B-N

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Application proposes to remove an existing Office/Residential Structure for the construction of a new Twelve (12) Unit Multi-Family Residential Structure with 18 parking spaces. The project proposes asphalt pavement, concrete curb, concrete sidewalk and driveway modifications. Application requires a variance to permit the use, reduce parking and reduced setback.

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:

The property is located on the corner of Pennington Road and Woodland Avenue. The property has uncontrolled ingress and egress from Pennington Road. The property is surrounded by the Verizon parcel next door. The property is therefore narrow and shallow. The deviations from the ordinance would be outweighed by the benefits because the ingress and from both frontages will become controlled organized, and off street parking maximized

RECEIVED

JUN 22 2020

Ewing Township Code Enforcement Office
2 Jake Garzia Dr
Ewing NJ 08628



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	0'				25'	Yes
One Side	17'				5'	
Both Sides	N/A				N/A	
Rear	44'				5'	
Other						
Height	20'-8"				35'/2.5 St.	
Bldg. Coverage	10,530				2,400 SF	Yes
Total Coverage	90%				75%	Yes
Parking	18				24	Yes
Other						
Other						
Other						

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

The property is on one of main streets in the Township leading to the College of New Jersey. This proposal will allow for the adaptive re-use of an old and outdated structure by allowing for the construction of a new structure consistent with the intended street scape for the area, as well as the new development in the general area. The proposal will also allow for a controlled ingress and egress to and from Pennington Road and Woodland Drive, where none exists now. The proposed change of use would not be a detriment to the public good or substantially impair the municipal zoning ordinances in that the property is currently used in part for residential use

10. REQUESTS FOR WAIVERS: (Reasons)

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 Michael Galante PE Phone 856-404-0540

Address 76 Argyle Avenue, Blackwood, NJ 08012

Planner Lance B. Landgraf Phone 609-432-9024

Address 9 S. Harvard Avenue, Ventnor City, NJ 08406

Lawyer David M. Shafkowitz Phone 267-422-3340

Address 16 Sunset Avenue, Chalfont, PA 18914



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

Aerial, zoning plan, easement plan, architectural elevations and floorplan

14. ADDITIONAL INFORMATION

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.

Applicant's Signature

Proposed Multi-Family Residential

Use Variance

Requirement

B-N - Business Neighborhood

Proposal
Multi-family Residential

Relief Requested
Variance

Ordinance Section
215-19

Reason
see application attached

Bulk Variances

Requirement

Min. Front Yard - 25'

Max. Gross Floor Area - 2,400 SF

Max. Impervious Surface Coverage - 75%

Proposal

0'

10,530 SF

90.0%

Relief Requested

Variance

Variance

Variance

Ordinance Section

215-19.D.1

215-19.D.3.a

215-19.D.3.b

Reason

see application attached

see application attached

see application attached

Additional Variances

Requirement

Proposal

Relief Requested

Ordinance Section

Reason

Separation from public streets. Along each street line, as defined bounding the district a ten-foot strip shall be provided, suitably landscaped except for necessary sidewalks and accessways

5' Provided on Woodland Avenue

Variance

215-19.E.2

see application attached

Screening or buffer strip, along each side and rear property line which adjoins a residential district in the township or a similar district in an adjoining municipality, a screen or buffer planting strip shall be provided consisting of massed evergreens and shrubs such species and size as will produce an effective screen at the time of planing. the width of planted screen shall be 25'

2' Buffer Proposed at Rear Property Line.

Variance

215-19.E.3

see application attached

Entrances and exits. All entrances and exits upon a public street shall not be located within 50 feet of any street intersection. The distance is to be measured from the intersection of the right of way lines at the corner affected and the closest point of such proposed driveway. No entrance or exit, at the curblineline only, shall be closer than five feet from a side lot line.

0' Proposed for shared access driveway with Verizon

Variance

215-19.E.5

see application attached

Outdoor storage areas. No use or accessory use shall be constructed to permit the keeping of articles, equipment, goods or materials in the open, exposed to public view, adjacent residences or residential district. When necessary to store or keep such materials in the open, the area shall be fenced with a screen or buffer planting strip and situated no closer than 50' to a residential district line.

2' Proposed for Dumpster Enclosure

Variance

215-19.E.7

see application attached

Required Parking Stalls (Dwelling Units): 2 spaces required for each dwelling unit.
Proposed parking stalls = 12
dwelling units x 2 spaces per unit = 24 spaces required; 18 spaces proposed

18 Parking Spaces Proposed

Variance

215-36.H

see application attached

LAND USE AND DEVELOPMENT

215 Attachment 1

Township of Ewing

Checklists

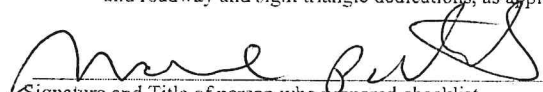
Checklist Details Required for
Minor Subdivision Plats and Minor Site Plans

Note: See § 215-82 of this chapter for further details of submission requirements and procedures.

- Application Form (1 copies)
- Plats or Plans (3 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed
- Electronic Version on Disc or USB Flash Drive in PDF*
- Scale of not less than 1 inch = 100 feet and one of four of the following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"
- Key map at less than 1 inch = 2,000 feet
- Title block:
 - Name of subdivision or development, Ewing Township and Mercer County
 - Name, title, address and telephone number of subdivider or developer
 - Name, title, address and license number of the professional or professionals who prepared the plot or plan
 - Name, title and address of the owner or owners of record
 - Scale
 - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
- Acreage figures (both with and without areas within public rights-of-way) and North arrow
- Approval signature lines
- Existing block and lot number(s) of the lot(s) to be subdivided or developed, as they appear on the Township Tax Map
- Subdivision or development boundary line (heavy solid line)

EWING CODE

- The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within 200 feet of its boundary
- The location and width of all existing and proposed utility easements
- Zoning districts affecting the tract and all surrounding properties, including district names and requirements
- Proposed buffer and landscaped areas
- Delineation of floodplains, including both floodway and flood-fringe areas
- Contours as required by the Township Engineer
- Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof
- The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor
- Concerning minor subdivisions only, existing and proposed monuments
- Concerning minor subdivisions applications only, and if the proposed lot(s) is (are) not served by a sanitary sewer, approval by the Township Board of Health of percolation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s), test results and compliance with the "Individual Sewage Disposal Code of New Jersey" or applicable Township Board of Health ordinances, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer
- Road right-of-way dedication and improvement, as applicable
- Sight triangle easements, as applicable
- Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications, as applicable


Signature and Title of person who prepared checklist

6/15/20
Date