



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. ZBA-21-005

ZONING BOARD [X]

DATE OF SUBMISSION 7/1/2021

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 [X]
C.40-55D-70D [X]

2. APPLICANT'S NAME James Sanocki

STREET ADDRESS 5435 Brookside Court TELEPHONE (609) 841-1961

CITY AND STATE Doylestown, PA ZIP CODE 18902

3. OWNER'S NAME Sanocki Enterprises, LLC

STREET ADDRESS 5435 Brookside Court TELEPHONE (609) 841-1961

CITY AND STATE Doylestown, PA ZIP CODE 18902

4. LOCATION

STREET ADDRESS 1901 Pennington Road TELEPHONE (609) 841-1961

SECTION No. 246 LOT NO. 9 TAX MAP 39 ZONE DIST. R-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See plans and rider to application.

6. DEED RESTRICTIONS OR COVENANTS:

NO [X] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [X] NO []

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:

See plans and rider to application.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

**SEE PLANS AND
RIDER TO
APPLICATION**

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

See plans and rider to application.

10. REQUESTS FOR WAIVERS: (Reasons)

See plans and rider to application.

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 Douglas C. Pelikan, PE Phone (609) 865-1596

Address 1701 Pennington Road, Ewing, NJ 08618

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

Address P.O. Box 236 Hopewell, NJ 08625

Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100

Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



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

Plans entitled "Preliminary Site Plan James Sanocki Multi Family Residence" dated April 10, 2021 prepared by Douglas C. Pelikan, PE and consisting of one (1) sheet.
Plan of Survey dated January 8, 2021 prepared by Bruce Benish, P.L.S. of Louis Leh-man, P.A. and consisting of one (1) sheet.
Plans entitled "New Residential Dwelling" dated March 30, 2021 prepared by Michael J. Cibik and consisting of three (3) sheets.

14. ADDITIONAL INFORMATION

See plans and rider to application.

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.

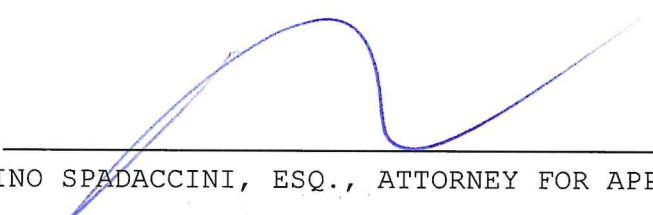
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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.


DINO SPADACCINI, ESQ., ATTORNEY FOR APPLICANT