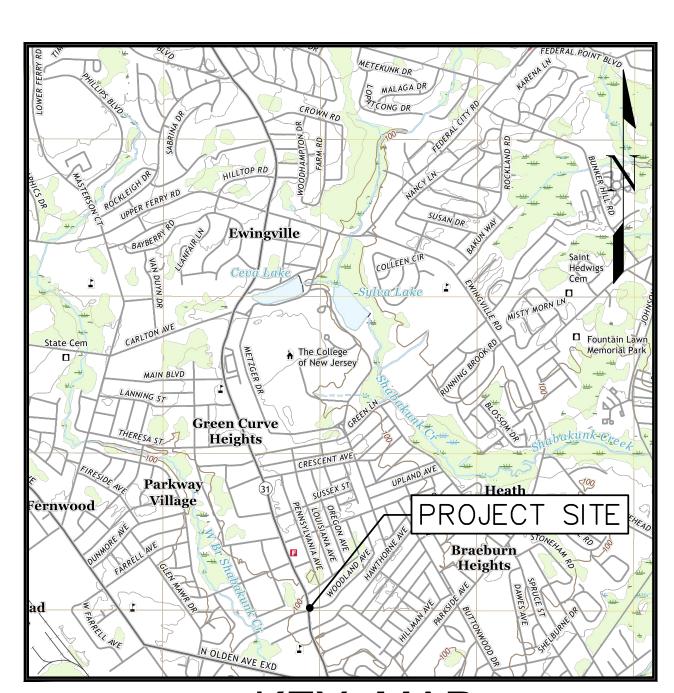
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR EWING PROPERTIES, LLC

LOTS: 9 AND 10 BLOCK: 141 1602 PENNINGTON ROAD

TOWNSHIP OF EWING, COUNTY OF MERCER, NEW JERSEY



KEY MAP

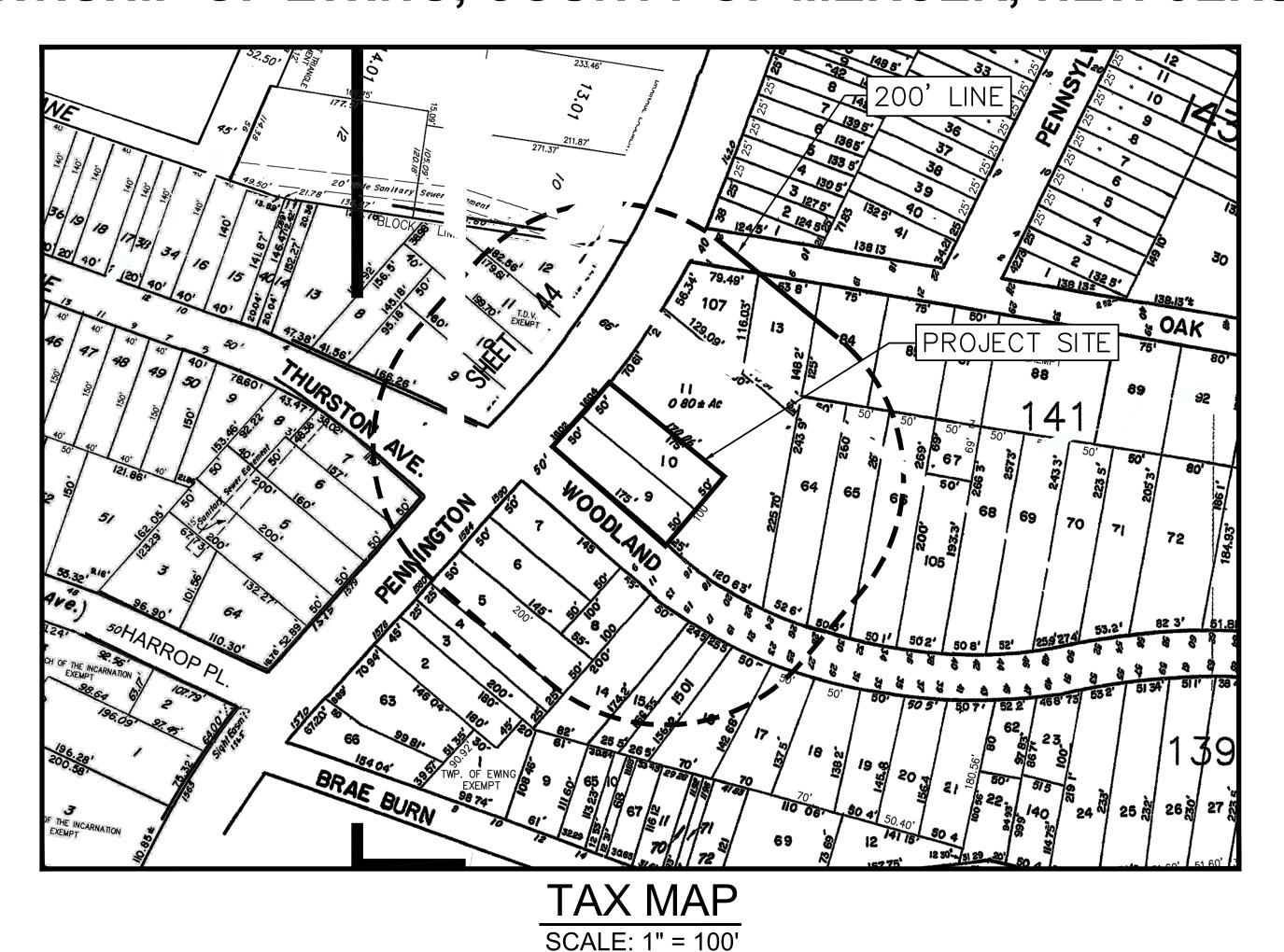
SCALE: 1"=2000'

200' PROPERTY OWNERS LIST

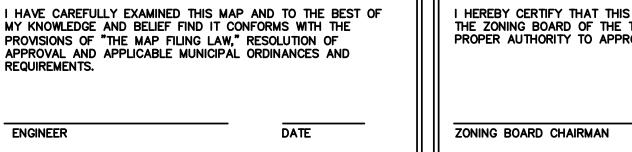
BLOCK	LOT	OWNER	ADDRESS	CITY, STATE	ZIP
275	9	JENNINGS, LEE CHARLES	1595 PENNINGTON ROAD	EWING, NJ	08618
275	11	EWING PROPERTIES, LLC	1602 PENNINGTON ROAD	EWING, NJ	08618
275	12	EGGERT, LOUIS W. JR.	56 FLORENCE AVENUE	EWING, NJ	08618
276	6	FRIEDMAN, LEE A	1583 PENNINGTON ROAD	EWING, NJ	08618
276	7	GUY, MARY	1585 PENNINGTON ROAD	EWING, NJ	08618
139	4	PITCHER, BARBARA & MARJORIE PESSOLA	1580 PENNINGTON ROAD	EWING, NJ	08618
139	6	1584-1586 PENNINGTON ROAD, LLC	8 LOUELLEN STREET	HOPEWELL, NJ	08525
139	7	MCEADY, JACQUELINE	208 GREENRIDGE ROAD	VOORHEES, NJ	08043.1258
139	8	JONES, DAVID W.	9 WOODLAND AVENUE	EWING, NJ	08638
139	14	YORKER, VALERIE L.	316 PARK AVENUE	HIGHTSTOWN, NJ	08520
139	15	PCJ REAL ESTATE, LLC	4 ROYAL OAKS COURT	MONROE, NJ	08831
139	15.01	DEOROCKI, DEBORAH ANN	19 WOODLAND AVENUE	EWING, NJ	08638
139	17	PARAS DEVELOPMENT, LLC	28 MARIPOSA PLACE	OLD BRIDGE, NJ	08857
141	9	EWING PROPERTIES, LLC	1602 PENNINGTON ROAD	EWING, NJ	08618
141	11	BELL ATLANTIC C/O DUFF & PHELPS	P.O. BOX 2749	ADDISON, TX	75001
141	13	GONZALEZ, MOISES	9 OAK LANE	EWING, NJ	08638
141	64	FOGAL, BARRY L	26 WOODLAND AVENUE	EWING NJ	08638
141	65	MARABLE WANDA & WILLIAMS LEONARD K	30 WOODLAND AVENUE	EWING, NJ	08638
141	66	ROTH, ALEXANDER & ALYSSA	101 NORTH STREET, APT 1	JERSEY CITY, NJ	07307
141	84	TISDALE LEONARD & BERTA	19 OAK LANE	EWING, NJ	08638
141	85	ROBINSON, LARRY L	21 OAK LANE	EWING, NJ	08638
141	107	WEST INVESTMENTS, LLC	1612 PENNINGTON ROAD	EWING, NJ	08618
274	10	SANOCKI, ELIZABETH	5435 BROOKSIDE COURT	DOYLESTOWN, PA	18902

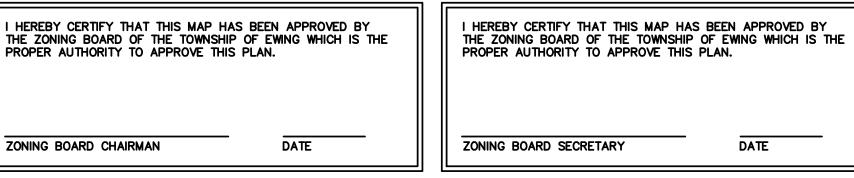
AGENCIES TO BE CONTACTED

SUNOCO PIPELINE L.P. (RIGHT OF WAY DEPT.), MONTELLO COMPLEX	525 FRITZTOWN ROAD	SINKING SPRING, PA	19608
PSE&G Co. ATTN: MANAGER CORPORATE PROPERTIES	80 PARK PLAZA, T6B	NEWARK, NJ	07102
D&R CANAL COMMISSION	33 RISLER STREET P.O. BOX 539	STOCKTON, NJ	08559
MERCER COUNTY PLANNING BOARD MCDADE ADMINISTRATION BUILDING	640 SOUTH BROAD STREET P.O. BOX 8068	TRENTON, NJ	08650
NJ DEPARTMENT OF TRANSPORTATION C/O COMMISSIONER-OFFICER OF MAJOR ACCESS	1035 PARKWAY AVENUE CN 600	TRENTON, NJ	08625



PREPARED BY
MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, NEW JERSEY 08012
WWW.MGEASSOCIATES.COM







AERIAL MAP
SCALE: N.T.S.



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SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	ZONING SITE PLAN
1 OF 1	BOUNDARY AND TOPOGRAPHY PLAN (BY OTHERS)

ENGINEER

MICHAEL GALANIE F 76 ARGYLE AVENUE BLACKWOOD, N.J. 08012

APPLICANT/OWNER

EWING PROPERTIES, LLC 1602 PENNINGTON ROAD EWING, NJ 08618

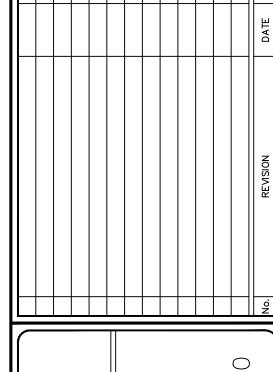
ATE: 6-7-2020
MICHAEL D. GALANTE
L DDOFFCCIONAL ENGINEED LIC No. DE 40774

1G ENGINEERIN SSOCIATES, LL 76 ARGYLE AVENUE ACKWOOD, N.J. 08C NNE: 1-856-404-00 W.MGEASSOCIATES.CO

OR APPROVAL ONLY

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OVER SHEET

MULTI-FAMILY RESIDENTIAL
DEVELOPMENT
FOR
NG PROPERTIES, LLC
BLOCK 141, LOTS 9 AND 10

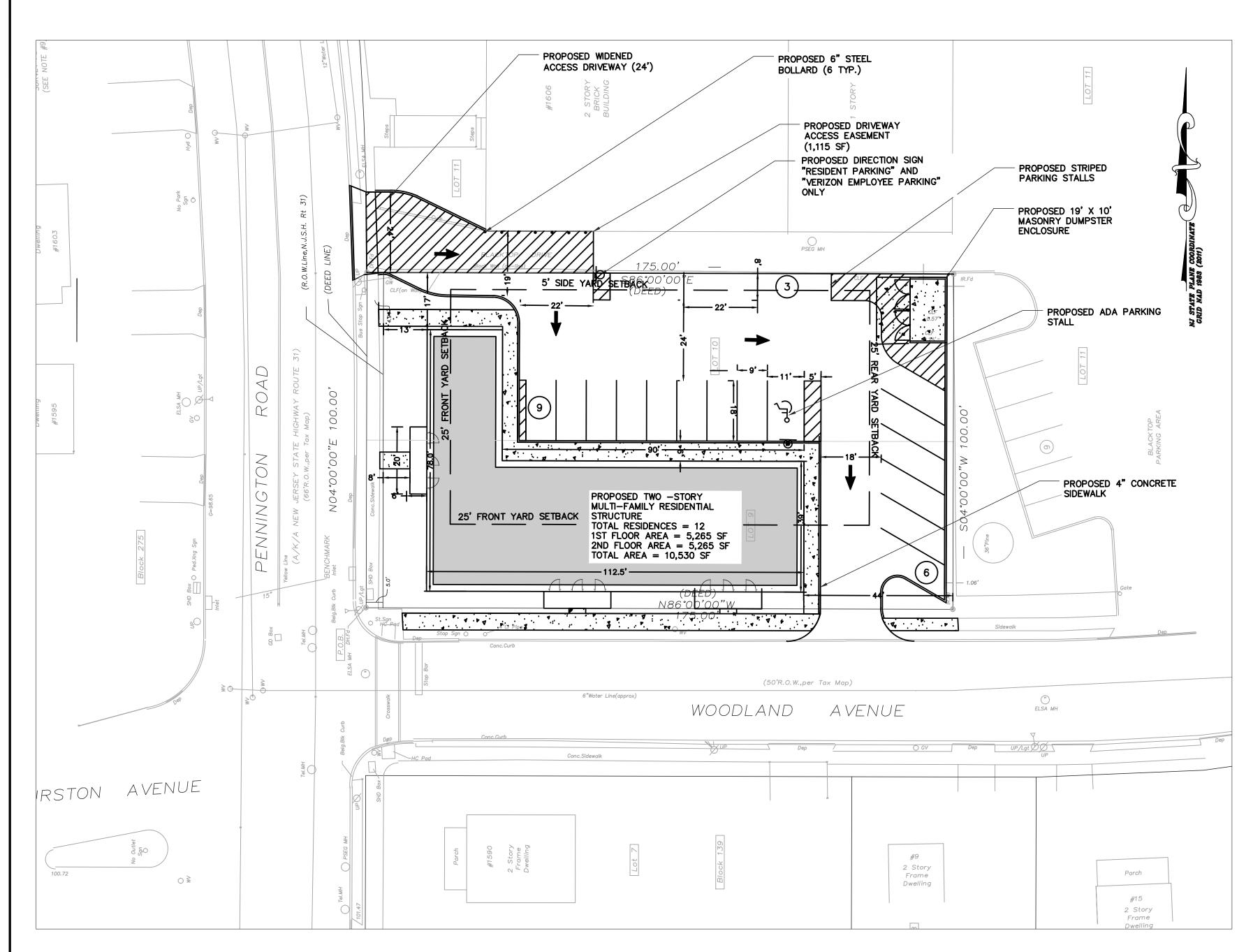
RAWN BY: DESIGN BY: CHECKED BY: SCALE:

MDG MDG MDG AS NOTED

DATE: SHEET No.:

MARCH 2020

JOB No.:
2018-601



ZONING NOTES:

1. THIS PLAN HAS BE PREPARED BASED ON REFERENCED INCLUDING: PLAN OF SURVEY HARRIS SURVEYING, INC.
26 MAIN STREET ROBBINSVILLE, NJ 08691 PROJECT# 140436 DATED: 10/2/2014

2. OWNER: EWING PROPERTIES, LLC 1602 PENNINGTON ROAD EWING, NJ 08618

3. APPLICANT: EWING PROPERTIES, LLC 1602 PENNINGTON ROAD EWING, NJ 08618

4. PROPERTY DATA: 1602 PENNINGTON ROAD TOWNSHIP OF EWING, MERCER COUNTY, NJ BLOCK 141, LOTS 9 & 10

5. ZONING: B-N (BUSINESS NEIGHBORHOOD)

PROPOSED USE: MULTI-FAMILY RESIDENTIAL STRUCTURE (V)

6. BULK TABLE

ZONE REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA (CORNER LOT)	7,500 SF	17,000 SF
MIN. LOT WIDTH (CORNER LOT)	75'	100'
MIN. FRONT YARD	25'	0' (V)
MIN. SIDE YARD	5'*	17'
MIN. REAR YARD	5'*	44'
MAX. BUILDING HEIGHT	2-1/2 STORIES/35'	2 STORIES/32'
MAX. GROSS FLOOR AREA	2,400 SF	10,530 SF (V)
MAX. IMPERVIOUS COVERAGE	75%	90% (V)

* WHEN ABUTTING THE RESIDENTIAL DISTRICT, THE REAR AND SIDE YARD REQUIREMENTS SHALL CONFORM TO REQUIREMENTS OF THE ADJACENT RESIDENTIAL DISTRICT.

7. ACCESSORY STRUCTURE REQUIREMENTS

- ACCESSORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 5' TO THE SIDE LOT LINE.
- ACCESSORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 5' TO THE REAR LOT LINE.
 ACCESSORY BUILDINGS SHALL BE ONE STORY AND A MAXIMUM OF 15' HIGH.

8. ADDITIONAL REQUIREMENTS

- -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. (V)
- 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 OF SUCH SPECIES AND SIZE AS WILL PRODUCE AN EFFECTIVE SCREEN AT THE TIME OF PLANTING. THE WIDTH OF THE PLANTED SCREEN SHALL BE 25'. (V)
- 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 CURBLINE ONLY, SHALL BE CLOSER THAN FIVE FEET FROM A SIDE LOT LINE. (V)
- LOADING DOCKS AND SERVICE AREAS. NO LOADING DOCK OR SERVICE AREA MAY BE ON ANY STREET FRONTAGE.
 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 A RESIDENTIAL DISTRICT. WHEN NECESSARY TO STORE OR KEEP SUCH GOODS OR 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.(V)

9. PARKING REQUIREMENTS:

- REQUIRED PARKING STALL SIZE: 9 X 20' FOR 90° PARKING EXCEPT 9' X 18' WITH OVERHANG. 9' X 18' PROPOSED WITH 2' OVERHANG
 AT THE DISCRETION OF THE BOARD, UP TO 30% OF REQUIRED PARKING SPACES MAY BE DESIGNED FOR COMPACT CAR USE. SUCH SPACES SHALL NOT BE LESS THAN 8' WIDE NOR LESS THAN 17' DEEP. DEPTH MAY BE REDUCED TO 16' WITH 2' OVERHANG.
 INTERIOR DRIVEWAYS: 24' WIDE FOR 90° PARKING
 - 18' WIDE FOR 60° PARKING 14' WIDE FOR 30° OR 45° PARKING
- REQUIRED PARKING STALLS (DWELLING UNITS): 2 SPACES REQUIRED FOR EACH DWELLING UNIT PROPOSED PARKING STALLS = 12 DWELLING UNITS X 2 SPACES PER UNIT = 24 PARKING SPACES 24 SPACES REQUIRED; 18 PROPOSED (V)

ENGINEER:

MICHAEL GALANTE PE 76 ARGYLE AVENUE BLACKWOOD, N.J. 08012 PHONE: 1-856-404-0540

APPLICANT/OWNER

EWING PROPERTIES, LLC 1602 PENNINGTON ROAD EWING, NJ 08618

DATE: 6-7-2020

MICHAEL D. GALANTE

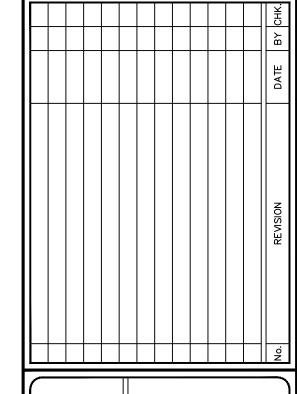
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC 76 ARGYLE AVENUE LACKWOOD, N.J. 08012 HONE: 1-856-404-0540 WW.MGEASSOCIATES.COM ERTIFICATE OF AUTHORIZATION #

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SITE PLAN

AULTI-FAMILY RESIDENTIAL
DEVELOPMENT
FOR
IG PROPERTIES, LLC
BLOCK 141, LOTS 9 AND 10
EWING, MERCER COUNTY. NFW JFRSFY

GRAPHIC SCALE

O 10 20 40 80

(IN FEET)
1 inch = 20 ft.

