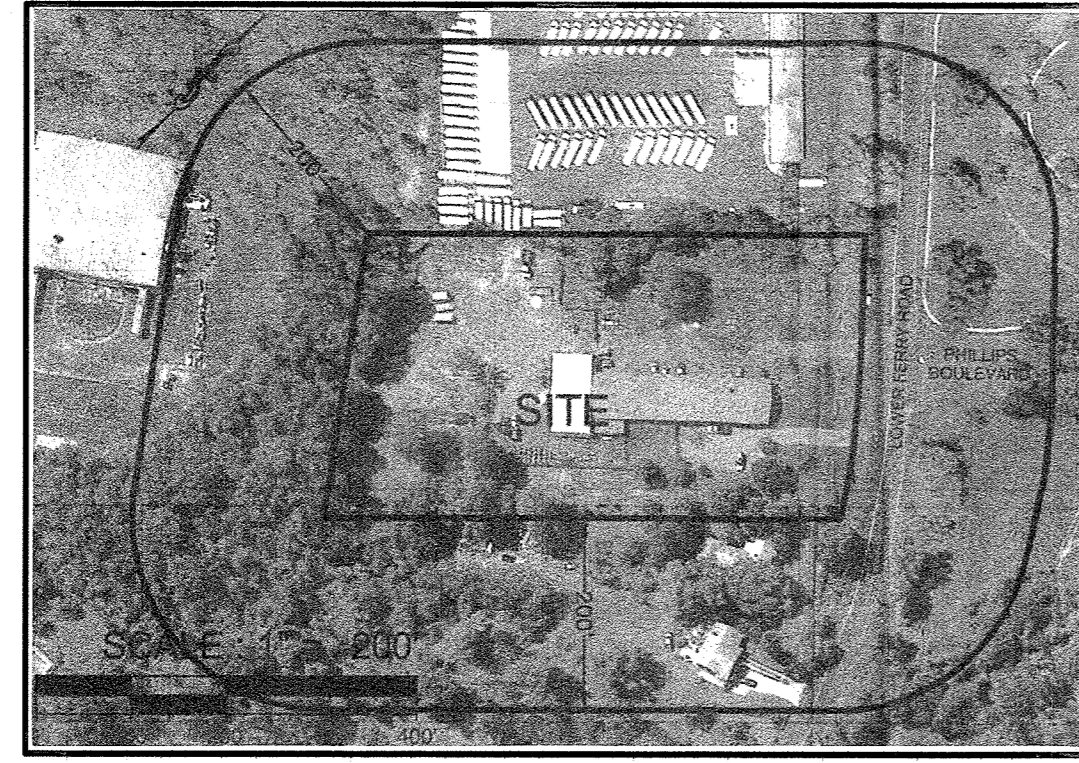


ZONING "IP-1"

| SCHEDULE | REQUIRED | EXISTING | PROPOSED |
|-----------------|----------|--------------|--------------|
| LOT AREA | 3 ACRES | 3.72 AC. | 3.72 AC. |
| LOT WIDTH | 250' | 298.48' | 298.48' |
| LOT FRONTAGE | N/A | 299.08' | 299.08' |
| LOT DEPTH | N/A | 530.15' | 530.15' |
| FRONT SETBACK | 75' | 96.8' | 96.8' |
| SIDE SETBACK | 35/100' | 84.4'/217.2' | 84.4'/217.2' |
| REAR SETBACK | 75' | 217.9' | 217.9' |
| BUILDING HEIGHT | 40' | 16' | 16' |
| BLDG COVERAGE | 35% | 6.6% | 6.6% |
| TOTAL COVERAGE | 70% | 48.2% | 49.3% |

NOTE - THERE ARE NO EXISTING OR PROPOSED ACCESSORY STRUCTURES AS PART OF THIS APPLICATION.

AREA MAP 1" = 200'



NEW PLANTING SCHEDULE

- ① (8) GIANT ARBORVITAE "TAUJA GREEN GIANT" 5'-6"
- ② (6) GREEN LUSTER HOLLY "ILEX CRENATA" 3 GAL.
- ③ (8) GIANT ARBORVITAE "TAUJA GREEN GIANT" 5'-6"

ADJACENT PROPERTY OWNERS LIST

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME/ADDRESS |
|-------------|---|-------|--|
| 225.01/11 | PHILLIPS BLVD | 1 | PRINCETON CROSSROADS AT EWING P.O. BOX 210 CROSSWICKS, NJ 08515 |
| 225.02/56 | 50 MASTERSON COURT COMMON ELEMENTS | 1 | MADISON AT EWING & HOMESTEAD MANAGE 328 CHANGEERD RD BOX 644 PINEBROOK, NJ 07058 |
| 368/9 | 1379 LOWER FERRY RD | 2 | BROSSEAU, AARON & BADIAK, DARA 1379 LOWER FERRY RD EWING, NJ 08618 |
| 368/11 | 1383 LOWER FERRY RD LAWRENCE LANDSCAPING | 4A | CRO REALTY LLC 101 GROVERSMILL RD #200 LAWRENCEVILLE, NJ 08648 |
| 368/20 | 1361 LOWER FERRY RD | 4C | BERNHARD, HARRY L. ALS 1361 LOWER FERRY RD EWING, NJ 08628 |
| 368/21 | 1367 LOWER FERRY RD | 2 | HUGH, V. TA & NGOC-THACH, H. HO 1367 LOWER FERRY RD EWING, NJ 08618 |
| 368/22 | 1371 LOWER FERRY RD | 2 | BOGDAN, WILLIAM & DONNA 1371 LOWER FERRY ROAD EWING, NJ 08618 |
| 368/23 | 1375 LOWER FERRY RD | 2 | BIJACZYK, ANDREW 1375 LOWER FERRY RD EWING, NJ 08618 |
| 368/28 | 1399 LOWER FERRY RD MAINT GARAGE | 4A | TRANS PARTNER LIMITED LIABILITY CO 8 SILVER COURT PENNINGTON, NJ 08534 |
| 368/31 | 2 GRAPHICS DR RIVER HORSE | 4B | MELCHRIS HOLDINGS, LLC 1 N. JOHNSON AVE A110 HAMILTON, NJ 08609 |
| 368/37 | 4 GRAPHICS DR BRUSH | 15C | TOWNSHIP OF EWING 2 JAKE GARZIO DR EWING, NJ 08628 |
| 541/1 | 1376 LOWER FERRY RD | 2 | SANTIAGO, VICTOR 1376 LOWER FERRY RD EWING, NJ 08618 |

I CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONS AND INFORMATION SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Frank R. Klapinski 6/25/2020
FRANK R. KLAPINSKI DATE
N.J. PROFESSIONAL LAND SURVEYOR, Lic. No. 31657

I CONSENT TO THE FILING OF THIS PLAN AND APPLICATION WITH THE ZONING BOARD OF EWING TOWNSHIP.

DAVID A. MULLER OWNER - MULLER REALTY HOLDINGS LLC DATE
APPROVALS

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER DATE

TOWNSHIP PLANNER DATE

APPROVED BY THE ZONING BOARD OF EWING TOWNSHIP.

CHAIRPERSON DATE

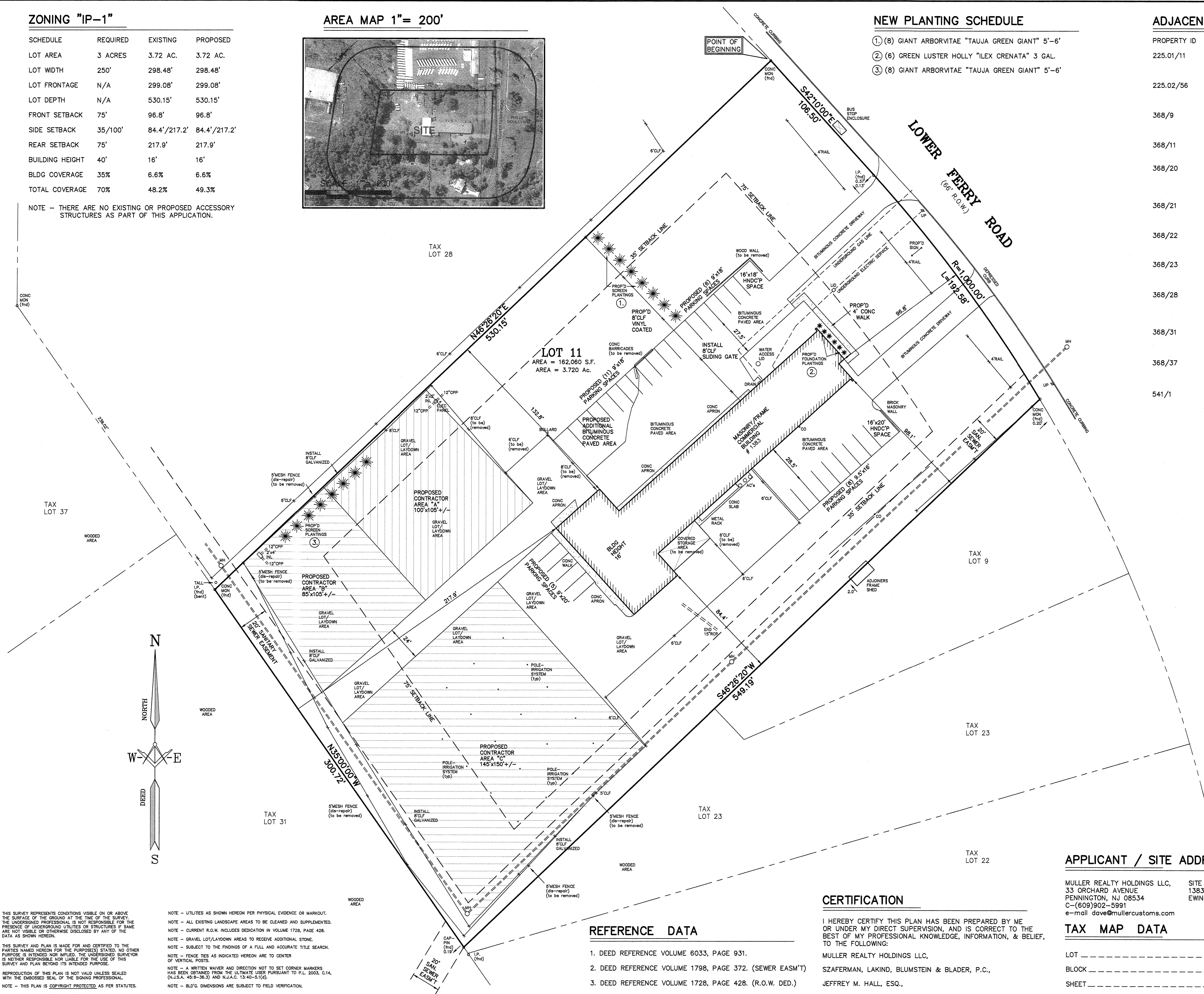
SECRETARY DATE

**MULLER REALTY HOLDINGS LLC
VARIANCE PLAN
LOT 11, BLOCK 368**

| REVISIONS | AUTH. | DATE | DATE: | 06/15/20 |
|-----------|-------|------|-------------|-------------|
| | | | SCALE: | 1" = 30' |
| | | | FLD. BK. | 175 PG. 077 |
| | | | DRAWN BY: | F.R.K. |
| | | | CHECKED BY: | B.A.K. |

FRANK R. KLAPINSKI
PROFESSIONAL LAND SURVEYOR
38 ORCHARD AVE., PENNINGTON, NEW JERSEY 08534
(609) 737-9356

Frank R. Klapinski 6/25/2020
FRANK R. KLAPINSKI DATE
N.J. PROFESSIONAL LAND SURVEYOR No. 31657 20-033



THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE DATA AS SHOWN HEREON.

THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY AND PLAN BEYOND ITS INTENDED PURPOSE.

REPRODUCTION OF THIS PLAN IS NOT VALID UNLESS SEALED WITH THE ENCLOSED SEAL OF THE ZONING PROFESSIONAL.

NOTE - THIS PLAN IS COPYRIGHT PROTECTED AS PER STATUTES.

NOTE - UTILITIES AS SHOWN HEREON PER PHYSICAL EVIDENCE OR MARKOUT.

NOTE - ALL EXISTING LANDSCAPE AREAS TO BE CLEANED AND SUPPLEMENTED.

NOTE - CURRENT R.O.W. INCLUDES DEDICATION IN VOLUME 1728, PAGE 428.

NOTE - GRAVEL LOT/LAYDOWN AREAS TO RECEIVE ADDITIONAL STONE.

NOTE - SUBJECT TO THE FINDINGS OF A FULL AND ACCURATE TITLE SEARCH.

NOTE - FENCE TIES AS INDICATED HEREON ARE TO CENTER OF VERTICAL POSTS.

NOTE - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14, (N.J.S.A. 45:9-26.2) AND N.J.A.C. 13-40-51(G).

NOTE - BLD'G. DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION.

REFERENCE DATA

- 1. DEED REFERENCE VOLUME 6033, PAGE 931.
- 2. DEED REFERENCE VOLUME 1798, PAGE 372. (SEWER EASMT)
- 3. DEED REFERENCE VOLUME 1728, PAGE 428. (R.O.W. DED.)

CERTIFICATION

I HEREBY CERTIFY THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, & BELIEF, TO THE FOLLOWING:

MULLER REALTY HOLDINGS LLC,
SZAFTERMAN, LAKIND, BLUMSTEIN & BLADER, P.C.,
JEFFREY M. HALL, ESQ.,

APPLICANT / SITE ADDRESS

MULLER REALTY HOLDINGS LLC, 33 ORCHARD AVENUE, PENNINGTON, NJ 08534
C-(609)902-5991
e-mail dave@mullercustoms.com

SITE ADDRESS:
1383 LOWER FERRY RD
EWING, NJ 08618

TAX MAP DATA

LOT ----- 11
BLOCK ----- 368
SHEET ----- 61