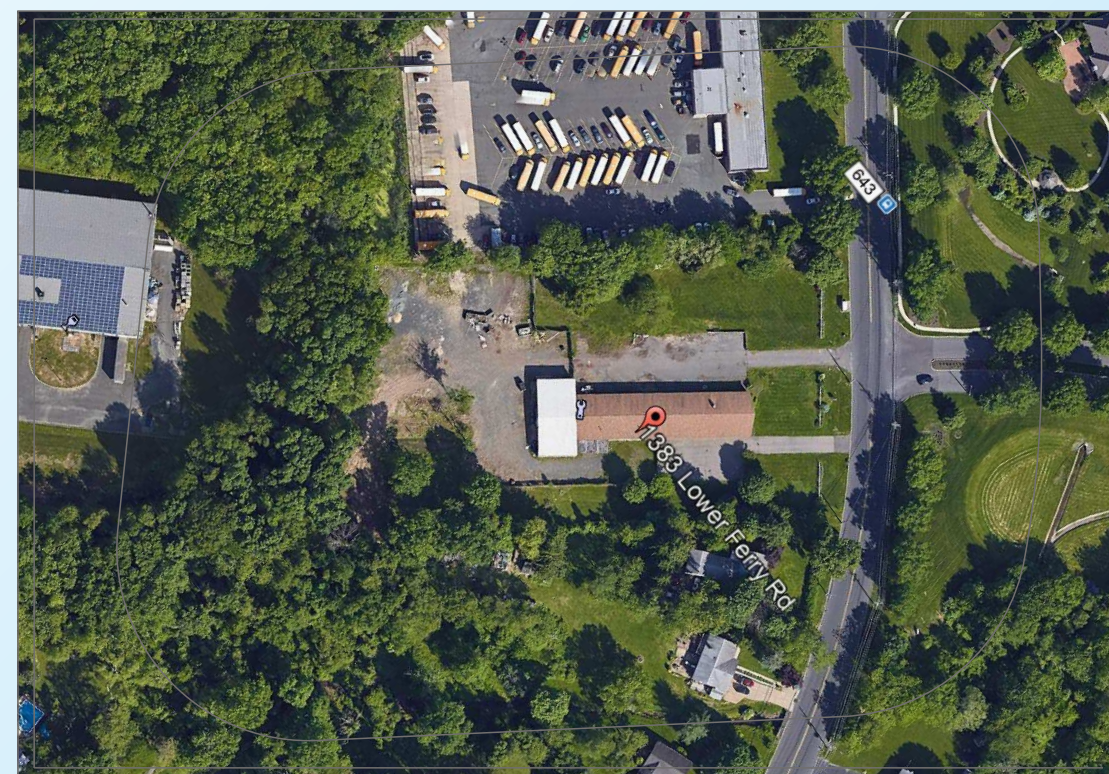


ZONING "IP-1"

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 MASTERTON COURT COMMON ELEMENTS	1	MADISON AT EWING & HOMESTEAD MANAGE 328 CHANGEBRDE 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	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	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 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 DATE
OWNER - MULLER REALTY HOLDINGS LLC

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 DATE
N.J. PROFESSIONAL LAND SURVEYOR No. 31657 20-033

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:

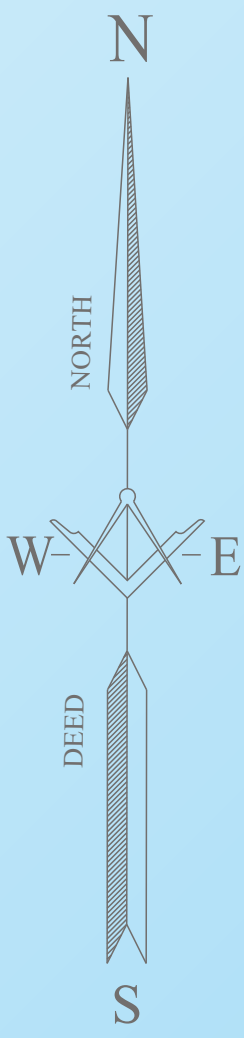
MULLER REALTY HOLDINGS LLC,
SZAFERMAN, LAKIND, BLUMSTEIN & BLADER, P.C.,
JEFFREY M. HALL, ESQ.,

APPLICANT / SITE ADDRESS

MULLER REALTY HOLDINGS LLC, SITE ADDRESS:
33 ORCHARD AVENUE 1383 LOWER FERRY RD
PENNINGTON, NJ 08534 EWING, NJ 08618
C-(609)902-5991
e-mail dave@mullercustoms.com

TAX MAP DATA

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



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 EMBOSSED SEAL OF THE SIGNING 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 (N.J.S.A. 43:9-36.3) AND N.J.A.C. 13-40-5.1(6)

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. 43:9-36.3) AND N.J.A.C. 13-40-5.1(6)

NOTE - BLDG. DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION.

