




State of New Jersey,) ss
County of Middlesex)

Darian Alexander being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Times of Trenton is a public newspaper, with general circulation in Burlington, Hunterdon, Mercer, Middlesex, Monmouth, Ocean, and Somerset Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Times of Trenton 08/07/2020



Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of August 2020



Notary Public



LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, August 20, 2020, at 7:00 p.m. at the Ewing Township Municipal Building, 2 Jake Garzio Drive, Ewing Township, NJ 08628, the Zoning Board of Ewing Township will hold a public hearing on applications submitted by FlightServ, LLC, a New Jersey limited liability company. However, due to the State of Emergency that exists as a result of the COVID-19 Coronavirus crisis, and in accordance with Executive Order No. 104 issued by Governor Murphy on Monday, March 16 limiting public gatherings, this meeting is being held online virtually by Zoom. The public may join the Live Zoom Webinar by computer:

<https://us02web.zoom.us/j/85393460482?pwd=OGRUBGNyZ09CK2pnNONDSGN4OGV3QT09>

Meeting ID: 853 9346 0482

Passcode: 2w5EfS

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The Applicant is requesting preliminary and final major site plan approval to tear down and reconstruct the former Naval Air Warfare hangar site next to the Mercer County Airport in order to construct same for a charter air flight service installation [Fixed Base Operator at the Airport]. There will be a new hangar and an office shop as the principal buildings for this reconstruction.

The Applicant seeks the following as part of its application:

1. A submission waiver in order to forgo not submitting an Environmental Impact Statement. Thus, relief is being sought from Section 215-83C of the Land Development Ordinance of Ewing Township (hereinafter "Ordinance").
2. A use variance/extension of a non-conforming use in accordance with N.J.S.A. 40:55D-70d(1) / N.J.S.A. 40:55D-70d(2). Thus relief is being sought from Section 215-25A of the Ordinance.
3. A deviation from the height standard in accordance with Section 215-25D(g)[3] under N.J.S.A. 40:55D-70d(6). The requirement is a 40 foot maximum height; the existing condition is one story of 47 feet, and the proposal is for a one-story height of 46 feet for the hangar.
4. A variance under N.J.S.A. 40:55D-70(c) where the impervious surface coverage maximum is 70% and the existing condition is 80.5 % and the proposal is for 80.5%. Thus, relief is being sought from Section 215-25D3(b) of the Ordinance.
5. A design waiver under N.J.S.A. 40:55D-51 where the maximum height for a fence in the front yard is 4 feet and 6 feet in height in the side and rear yard, and no barbed wires are allowed on the fence. The proposal is not changing from the existing condition where there is 10 foot front yard height of the fence and 10 feet side and rear yard for the fence and barbed wire exists. Thus, relief is being sought from Section 215-63 of the Ordinance.

6. no landscaping exists as an existing condition and the proposal is no landscaping proposed. Relief is being sought from Section 215-25(E)(3) & (5), and Section 215-57 of the Ordinance. A variance is being sought under N.J.S.A 40:55D-70(c) and a design waiver under N.J.S.A 40:55D-51.

Additionally, Applicant seeks any bulk variances and/or waivers from the Ordinance that the Board may deem necessary at that time.

The property involved in the application is known and designated as Lots 4.01 & 5.01, Block 374 on the Ewing Township Tax and Assessment Map (1500 Parkway Avenue – Rear). The property lies in the IP-1 Zone of Ewing Township (Industrial Park Zone) and is owned by Mercer County – Airport Administration.

The application on file and accompanying plans and documents can be viewed online by following this link www.ewingnj.org.

SCHATZMAN BAKER, P.A.
Attorneys for the Applicant
By: Richard Schatzman

DATED: August 5, 2020

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