

## RIDER TO APPLICATION

OF

### HOMES BY TLC, INC.

**Re: Applicant/ Owner: Homes by TLC, Inc.**  
**a New Jersey nonprofit corporation**  
**Property: 208 Sullivan Way**  
**Lot 2.01, Block 414**  
**Zone: RM Residential Multi Family District**  
**Application: Minor Subdivision; Bulk Variance**

The applicant and owner, Homes by TLC, Inc., a New Jersey nonprofit corporation (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for minor subdivision approval and bulk variance relief in connection with a parcel having an address of 208 Sullivan Way, known and designated as Block 414, Lot 2.01, Page 79 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the RM Residential Multi Family District ("RM").

The Property consists of approximately 4.35 acres containing an existing approximately 19,000-s.f. two-story masonry apartment building containing fourteen (14) apartments, parking lot, and associated improvements. The Applicant previously received site plan approval to construct eleven (11) townhouse units and basketball court at the Property on August 3, 2023, memorialized in Resolution 2023-13 on September 7, 2023.

The Applicant proposes to subdivide the Property into two parcels. Proposed Lot A would consist of approximately 1.578 acres (68,756 s.f.) and contain the eleven (11) townhouse units to be constructed. Proposed Lot B would consist of approximately 2.726 acres (118,733 s.f.) and contain the existing apartment building and the basketball court to be constructed. The proposed subdivision is a requirement for the financing of the previously-approved improvements. Both proposed parcels would continue to be owned and operated by the Applicant in order to provide affordable housing in the community.

The following is a summary of the relief required:

#### Proposed Lot A:

- Minimum lot area of 5 acres is required whereas 4.35 acres exists and 1.58 acres is proposed. A variance is required.
- Minimum lot frontage of 300' is required whereas 360' exists and 73.4' is proposed. A variance is required.
- Minimum lot width of 300' is required whereas 360.08' exists and 252.15' is proposed. A variance is required.
- Minimum front yard setback of 50' is required whereas 161.86' exists and 32.01' is proposed. A variance is required.

- Minimum side yard (each) setback of 50' is required whereas 48.63' exists and 40' is proposed. A variance is required.
- Minimum rear yard setback of 50' is required whereas 248.63' exists and 40' is proposed. A variance is required.
- End wall to end wall distance between building parking area and public and private streets of 30' is required whereas 11.2' is proposed. A variance is required.

Proposed Lot B:

- Minimum lot area of 5 acres is required whereas 4.35 acres exists and 2.73 acres is proposed. A variance is required.
- Minimum lot frontage of 300' is required whereas 360' exists and 286.69' is proposed. A variance is required.
- Minimum lot depth of 500' is required whereas 642.41' exists and 444.61' is proposed. A variance is required.
- Minimum side yard (each) setback of 50' is required whereas 48.63' exists and 30.8' is proposed. A variance is required.
- Minimum rear yard setback of 50' is required whereas 248.63' exists and 32.01' is proposed. A variance is required.

The table on the following page contains the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

<b>ZONING SCHEDULE:</b>				
<b>R-M Residential Multi-Family Apartments</b>				
DESCRIPTIONS	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
<b>PRINCIPAL BUILDING</b>				
<i>(AFTER DEDICATION TO MER. COUNTY)</i>				
Minimum Lot Area	5 Acres	4.35 Acres (V)	1.58 Acres (V)	2.73 Acres (V)
Minimum Lot Frontage	300 ft.	360.00 ft.	73.40 ft. (V)	286.69 ft. (V)
Minimum Lot Width	300 ft.	360.08 ft.	252.15 ft. (V)	300.81 ft. (V)
Minimum Lot Depth	500 ft.	642.41 ft.	639.12 ft.	444.61 ft. (V)
Minimum Front Yard	50 ft.	161.86 ft.	32.01 ft. (V)	161.86 ft.
Minimum Side Yard (Each)	50 ft.	48.93 ft.	40.00 ft. (V)	30.8 ft. (V)
Minimum Rear Yard	50 ft.	248.63 ft.	40.00 ft. (V)	32.01 ft. (V)
Maximum Building Height	45 ft./ 3 stories	2 Stories	2 Stories	2 Stories
Density, Gross: Apartments: 10 Dwellings Per Acre Townhouses: 15 Dwellings Per Acre	Maximum of 43 Apartments or 65 Townhouses	14 Apartments 3.22 Per Ac.	Townhouses 23 Max. Proposed 11 Townhouses	Apartments 43 Max Existing 14 Apartments
Distance between building parking area and public and private streets:				
	REQUIRED	EXISTING	PROPOSED	PROPOSED
Front wall to front wall:	100 ft.	NA	NA	NA
End wall to end wall:	30 ft.	NA	11.2 ft. (V)	NA
Rear wall to rear wall:	60 ft.	NA	NA	NA
End wall to front wall:	30 ft.	NA	NA	NA
End wall to rear wall:	40 ft.	NA	NA	NA
Front wall to parking lot:	20 ft.	16.7 ft. (V)	NA	16.7 ft. (V)
Rear or end wall to parking lot:	15 ft.	NA	NA	NA
Bldg. wall to street curb:	25 ft.	178.9 ft.	427.33 ft.	178.9 ft.
Bldg. wall to public ROW:	50 ft.	161.9 ft.	407.97 ft.	155.9 ft.
	REQUIRED	EXISTING	PROPOSED	PROPOSED
Building Coverage:	15% Max. or 28,447 sf	5.10% or 9,664 sf	11.8% or 8,160 sf	8.14% or 9664 sf
Lot Coverage:	35% Max. or 66,377 sf	21.99% or 41,712 sf	24.93% or 17,146 sf	35.2% (V) or 41821 sf
Open Space:	35% Min. or 94,825 sf	78.00% or 147,937 sf	75.06% or 51,610 sf	64.8% or 76,912 sf
Parking Requirements:	REQUIRED	EXISTING	PROPOSED (SHARED)	
Ewing 2 Spaces per each Dwelling Unit		14 Apartments x 2 Spaces = 28 Spaces  Provided: 71 Spaces	14 Apartments 11 Townhouses  25 Units x 2 Spaces = 50 Spaces  Provided: 61 Spaces	

(V) INDICATES VARIANCE REQUESTED

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).