



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

APPLICATION NO. ZBA22-001

ZONING BOARD [X]

DATE OF SUBMISSION 10/28/2022 amended

Filing Fee \$ 50.00

Receipt or Check No. 1037

Received By: LL

**DO NOT WRITE ABOVE THIS LINE**

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

- |  |  |   |
|--|--|---|
| Minor Subdivision [ <input type="checkbox"/> ] | Site plan Prelim. [ <input type="checkbox"/> ] | C.40-55D-70A [ <input type="checkbox"/> ] |
| Major Sub-Prelim [ <input type="checkbox"/> ]  | Site Plan Final [ <input type="checkbox"/> ]   | C.40-55D-70B [ <input type="checkbox"/> ] |
| Major Sub-Final [ <input type="checkbox"/> ]   | Conditional Use [ <input type="checkbox"/> ]   | C.40-55D-70C [ <input type="checkbox"/> ] |
|  |  | C.40-55D-70D [ <input type="checkbox"/> ] |

2. APPLICANT'S NAME Paul Liucci

2152 Pennington Rd. TELEPHONE (908) 319-1322

CITY AND STATE Ewing, NJ ZIP CODE 08638

3. OWNER'S NAME same

STREET ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

CITY AND STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. LOCATION

STREET ADDRESS same TELEPHONE \_\_\_\_\_

SECTION No. 223.04 LOT NO. 11/12 TAX MAP 17 ZONE DIST. R1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

ZBA-21-003 w/ variances adopted  
Applicant seeks to build a Pole Barn Style Garage; 1,200 sqft . Total accessory building coverage proposed 1,560 sqft proposed where 1173 is permitted. An adopted variance for a height of 19' exists. A variance for setback of 16' exists but a requested setback is 14' to allow for the building to stay within lot 12.

6. DEED RESTRICTIONS OR COVENANTS:

NO [  ] YES [  ] Attach copy if yes. ARE TAXES PAID TO DATE: YES [  ] NO [  ]

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	12				50'	14'
One Side	12				10'	-
Both Sides						
Rear						
Other						
Height	12				15'	19'
Bldg. Coverage	12				1173'	1560'
Total Coverage						
Parking						
Other						
Other						
Other						

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: 4.15.21 Type: Bulk Variance  
 Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Planner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Lawyer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

14. ADDITIONAL INFORMATION

IMPORTANT NOTICE TO APPLICANT

Before filing this application or serving notices, inquiry should be made as to the next meeting of the Board. This application must be filed at least 10 days prior to the date set for hearing. At least 10 days prior to the time set for said hearing, applicant shall give personal notice to all owners of property situate within or without the municipality, as shown by the most recent tax lists of the municipality or municipalities whose property or properties shown by said lists are located within 200 feet of the said property to be affected by said appeal. Such notice shall be given by sending written notice thereof by registered or certified mail to the last known address of the property owners, as shown by the most recent tax lists of said municipality or by hand delivering a copy thereof to the said property owners.

Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

Applicant agrees to pay all costs related to review and processing of this application. A set of drawings to scale showing all details, adjoining properties affected, and all features involved in the appeal should accompany application of appeal.

Applicant must provide satisfactory evidence of payment of taxes on the property under consideration.

Said applicant shall by AFFIDAVIT present satisfactory proof to the said Board at the time of the hearing that said notices have been duly served as aforesaid.

Corporations appearing before Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

  
Applicant's Signature