



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

APPLICATION NO. ZBA-21-001

ZONING BOARD [ X ]

DATE OF SUBMISSION 2/26/21

Filing Fee \$ 250.00 Receipt or Check No. 2084 Received By: KB

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 checked="" type="checkbox"/>
				C.40-55D-70D	<input type="checkbox"/>

2. APPLICANT'S NAME Habitat for Humanity of Burlington and Mercer Counties

STREET ADDRESS 530 Route 38 East TELEPHONE 856-439-6717

CITY AND STATE Maple Shade NJ ZIP CODE 08052

3. OWNER'S NAME Habitat for Humanity of Burlington and Mercer Counties

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

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

4. LOCATION

STREET ADDRESS 129 Glendale Drive TELEPHONE \_\_\_\_\_

SECTION No. Block 440 LOT NO. 216 TAX MAP \_\_\_\_\_ ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Proposed Single Family Dwelling

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:

We are seeking relief from the Board in order to build affordable housing in the form of a single family dwelling on an existing non-conforming lot. The variances requested are a direct result of the lot being slightly undersized in the R-2 Zone. The project is designed to minimize the requested variances while creating a dwelling that is consistent with the surrounding neighborhood. There will be no negative impact from the granting of the variances requested herein.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	216				40'	30'
One Side						
Both Sides	216				10' ea.	No
Rear	216				35'	No
Lot Area	216				10,000sf	6,000sf
Height	216				35 FT.	No
Bldg. Coverage	216				1,080 SF.	No
Total Coverage	216				1,560 SF.	No
Parking	216				2 spaces	No
Lot Frontage	216				80'	60'
Lot Width	216				80'	60'
Lot Depth	216				110'	100'

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

10. REQUESTS FOR WAIVERS: (Reasons)

Applicant requests any and all waivers that the Board deems necessary or appropriate for the construction of the project.

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: \_\_\_\_\_ Type: \_\_\_\_\_  
 Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Planner OSK Design Partners, PA Architects and Land Planners Phone 609-716-6556  
 Address 17 West Knight Avenue Suite 200 Collingswood, NJ 08108  
 Lawyer Bradley Marcum, Esq. - Faegre Drinker Biddle & Reath LLP Phone \_\_\_\_\_  
 Address 105 College Road East, Princeton, NJ 08542



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

Proposed Site Plan - OSK Design Partners, PA  
 Land Survey - Robins Associates

14. ADDITIONAL INFORMATION

Applicant is not aware of any existing deed restrictions on the property; however, applicant intends to establish deed restrictions in connection with Habitat's mission of providing affordable housing.

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.

*Lou Lenard*



Applicant's Signature