



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

*Amended*

PLANNING BOARD [ ]

APPLICATION NO. ZBA-20-007

ZONING BOARD [*X*]

DATE OF SUBMISSION 3/3/2021

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

**DO NOT WRITE ABOVE THIS LINE**

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

- |                       |                       |                           |
|-----------------------|-----------------------|---------------------------|
| Minor Subdivision [ ] | Site plan Prelim. [ ] | C.40-55D-70A [ ]          |
| Major Sub-Prelim [ ]  | Site Plan Final [ ]   | C.40-55D-70B [ ]          |
| Major Sub-Final [ ]   | Conditional Use [ ]   | C.40-55D-70C [ <i>✓</i> ] |
|                       |                       | C.40-55D-70D [ ]          |

2. APPLICANT'S NAME Amit Shah

STREET ADDRESS 1 Nathans Drive TELEPHONE \_\_\_\_\_

CITY AND STATE East Brunswick, NJ ZIP CODE 08816

3. OWNER'S NAME same as applicant

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

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

4. LOCATION

STREET ADDRESS 1562 Parkside Avenue TELEPHONE \_\_\_\_\_

SECTION No. 93 LOT NO. 2 TAX MAP \_\_\_\_\_ ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The applicant previously received approval from the Board of Adjustment to convert the former ground floor boutique to a two bedroom apartment. As a condition of that approval, certain improvements were required consistent with the Concept Plan presented by the applicant. The applicant requests the Board reconsider the condition and extent of those improvements consistent with the revised Concept Plan included with this application.

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:

While a variance is required for impervious coverage, it is being reduced from 75.76% to 61.28% where 54.01% was previously approved.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	38.6'	38.6'			40'	previously granted
One Side	4.5'	4.5'			10'	previously granted
Both Sides	N/A	N/A			20'	
Rear	0.2'	0.2'			35'	previously granted
Other						
Height	<35'	<35'			35'	
Bldg. Coverage	17.5%	17.5%			18%	
Total Coverage	75.76%	61.28%			26%	yes
Parking					4	
Other						
Other						
Other						

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

The grant of the variance will not have substantial impact on adjacent properties or the intent and purpose of the zone plan. While exceeding permitted coverage in the R-2 district, there is a reduction from the current 75.76% to 61.28%, which will benefit surrounding properties.

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: 10/15/2020 Type: d variance  
 Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Planner James T. Kyle, PP/AICP Phone (609) 257-6706  
 Address PO Box 236, Hopewell, NJ 08525  
 Lawyer \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_



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

Concept Plan prepared by Kyle McManus Associates, dated 3/2/2021.  
Correspondence from the Mercer County Planning Board dated 1/19/2021.

14. ADDITIONAL INFORMATION

After receiving approval from the Board in October of 2020, the applicant investigated the costs associated with constructing the required curb and sidewalk improvements. It became apparent that the improvement costs could not be supported given the nature of the use, therefore the applicant seeks to reduce the level of improvements and to not construct the curb and sidewalk. Pavement area on the site will still be reduced but to a lesser extent than on the previous Concept Plan the Board reviewed.

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