



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

APPLICATION NO. ZBA-20-003

ZONING BOARD [  ]

DATE OF SUBMISSION 12/9/2020

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 [ <input type="checkbox"/> ]	Site plan Prelim. [ <input checked="" type="checkbox"/> ]	C.40-55D-70A [ <input type="checkbox"/> ]
Major Sub-Prelim [ <input type="checkbox"/> ]	Site Plan Final [ <input checked="" 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 EWING PROPERTIES, LLC

STREET ADDRESS 1602 Pennington Road TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing, NJ ZIP CODE 08618

3. OWNER'S NAME EWING PROPERTIES, LLC

STREET ADDRESS 1602 Pennington Road TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing, NJ ZIP CODE 08618

4. LOCATION

STREET ADDRESS 1602 Pennington Road TELEPHONE \_\_\_\_\_

SECTION No. 15 LOT NO. 9 & 10 TAX MAP 141 ZONE DIST. B-N

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Application proposes to remove an existing Office/Residential Structure for the construction of a new Twelve (12) Unit Multi-Family Residential Structure . The project proposes asphalt pavement, concrete curb, concrete sidewalk and driveway modifications.

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:

Variations were previously approved by the Zoning Board of the Township of Ewing.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	0'				25'	Approved
One Side	17'				5'	
Both Sides	N/A				N/A	
Rear	44'				5'	
Other						
Height	20'-8"				35'/2.5 St.	
Bldg. Coverage	10,530				2,400 SF	Approved
Total Coverage	90%				75%	Approved
Parking	18				24	Approved
Other						
Other						
Other						

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

[Empty box for special reasons and negative criteria]

10. REQUESTS FOR WAIVERS: (Reasons)

The applicant is requesting a waiver from the Environmental Impact Statement since the site is currently developed.

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: 09/17/2020 Type: Variance  
Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Michael Galante PE Phone 856-404-0540  
Address 76 Argyle Avenue, Blackwood, NJ 08012  
Planner Lance B. Landgraf Phone 609-432-9024  
Address 9 S. Harvard Avenue, Ventnor City, NJ 08406  
Lawyer David M. Shafkowitz Phone 267-422-3340  
Address 16 Sunset Avenue, Chalfont, PA 18914



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

1. Stormwater Management Report
2. Zoning Resolution Approval
3. Architectural Elevation and Floor Plan
4. Property Deed
5. Email from Tax Collector

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

LAND USE AND DEVELOPMENT

Checklist details required for  
Preliminary Major Subdivision Plats and Preliminary Major Site Plans

Note: See § 215-83 of this chapter for further details of submission requirements and procedures.

- Application Form (8 copies)
- Plats or Plans (10 copies) signed and sealed by a New Jersey professional engineer and folded into eighths with title block revealed  
*ELECTRONIC VERSION ON DISC OR USA FLASHDRIVE IN PDF*
- Protective Covenants or Deed Restrictions (3 copies)
- Scale of not less than 1 inch = 100 feet and one of four of the following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"
- Key map at less than 1 inch = 2,000 feet
- Title block:
  - Name of subdivision or development, Ewing Township and Mercer County
  - Name, title, address and telephone number of subdivider or developer
  - Name, title, address and license number of the professional or professionals who prepared the plot or plan.
  - Name, title and address of the owner or owners of record
  - Scale (written and graphic)
  - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
- North arrow
- Certification of ownership or authorization to file application
- Approval signature lines
- Acreage to the nearest 1/10 of an acre and a computation of the area of the tract to be disturbed
- The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor
- Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed



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block and lot numbers as provided by the Township Tax Assessor upon written request

Tract boundary line (heavy solid line)

Zoning districts affecting the tract and all surrounding properties, including district names and requirements

The locations and dimensions of existing and proposed bridges and the location of natural features such as wooded areas and any extensive rock formations, both within the tract and within 200 feet of its boundaries

Existing and proposed contours as required by ordinance

The location and species associations of all existing individual trees or groups of trees having a caliper of six inches or more measured three feet above ground level. The proposed location of all proposed plantings shall be indicated and a legend provided listing the botanical and common names, the sizes at time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat

N/A

Existing and proposed watercourses (including lakes and ponds) with the required information:

When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources

Cross sections of watercourses and/or drainage swales at an appropriate scale showing the extent of floodplain, top-of-bank, normal water levels and bottom elevations at the locations specified in Chapter 215

The location of all drainage structures upstream and downstream of the tract, as specified in Chapter 215

The total acreage of the drainage basin of any watercourse running through or adjacent to the tract

The location and extent of drainage and conservation easements and stream encroachment lines

The location, extent and water level elevation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract


Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.

Locations of all existing structures as required by Chapter 215

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- Size, height and location of all proposed buildings, structures, signs and lighting facilities
- All dimensions necessary to confirm conformity to the chapter requirements
- The proposed location, direction of illumination, power and type of proposed outdoor lighting including details of lighting poles and luminaries
- The proposed screening, buffering and landscaping plan, with the information required by Chapter 215
- The location and design of any off-street parking area, showing size and location of bays, aisles and barriers
- All means of vehicular access or egress to and from the site onto public streets, with the information required by Chapter 215
- Plans and computations for any storm drainage systems as required by Chapter 215
- The location of existing utility structures on the tract and within 200 feet of its boundaries
- Plans of proposed improvements and utility layouts as required by Chapter 215
- Plans, typical cross sections and construction details, horizontal and vertical alignment of the center line of all proposed streets and of existing streets abutting the tract as required by Chapter 215
- A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plat or plan
- Proposed permanent monuments
- Environmental impact statement (See § 215-83C.): All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an environmental impact statement, unless specifically waived by the Planning Board or the Zoning Board of Adjustment, as the case may be
- The Board reserves the right to require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information

waiver

  
Signature and Title of person who prepared checklist Michael Galante, PE Engineer

11/24/20  
Date

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**Checklist Details Required for  
Final Major Subdivision Plats and Final Major Site Plans**

Note: See § 215-84 of this chapter for further details of submission requirements and procedures.

- Application Form (4 copies)
- Plats or Plans (3 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed
- Scale of not less than 1 inch = 100 feet and one of four of the following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"
- All details stipulated in § 215-83A and B of this chapter.
- All additional details required at the time of preliminary approval
- A section or staging plan, if proposed
- Detailed architectural and engineering data as required by Chapter 215
- Certification from the Township Tax Collector that all taxes and assessments are paid up-to-date
- Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract, as required by Chapter 215
- Certification in writing from the applicant to the Board that the applicant has:
  - a) Installed all improvements in accordance with the requirements of the chapter
  - b) Posted a performance guarantee in accordance with § 215-101 of this chapter.
- A statement from the Township Engineer regarding improvements installed prior to application

Michael Galante, PE, Engineer  
Signature and Title of person who prepared checklist

11/24/20  
Date