



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. ZBA-20-005

ZONING BOARD []

DATE OF SUBMISSION 7/2/2020

Filing Fee \$ 750.00 Receipt or Check No. 1185 Received By: JD

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 checked="" type="checkbox"/>]

2. **APPLICANT'S NAME** Muller Realty Holdings, LLC

STREET ADDRESS 33 Orchard Avenue **TELEPHONE** (609) 902-5991

CITY AND STATE Pennington, NJ **ZIP CODE** 08534

3. **OWNER'S NAME** CRO Realty LLC

STREET ADDRESS 101 Grovers Mill Rd, Ste 200 **TELEPHONE** (609) 275-0400

CITY AND STATE Lawrenceville, NJ **ZIP CODE** 08648

4. **LOCATION**

STREET ADDRESS 1383 Lower Ferry Road **TELEPHONE** _____

SECTION No. 368 **LOT NO.** 11 **TAX MAP** _____ **ZONE DIST.** IP-1

5. **DESCRIPTION OF PROPOSED USE:**

Brief Description of Application

Applicant proposes to use the existing building and property to conduct motor vehicle and trailer repairs, trailer and parts sales, indoor and outdoor storage and office space.

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:** Outstanding taxes to be paid by property owner before hearing date

No "c" variances are requested. See zoning table on Variance Plan.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot # 11	Required	Variance Requested
Front				299.08'	N/A	
One Side				84.4'	35'	
Both Sides				217.2'	100'	
Rear				217.9'	75'	
Other						
Height				18'	40'	
Bldg. Coverage				6.6%	35%	
Total Coverage				48.2%	70%	
Parking						
Other Area				3.72 Ac	3 Ac	
Other Width				298.48'	250'	
Other Depth				530.15'	N/A	

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

The property is particularly well suited for this use. It is surrounded by tall, buffering trees and sits in an Industrial use area. At over 3 acres, the lot is a substantial size in an Industrial area sufficient to accommodate the use without hindering the neighboring uses. The abutting properties are all located in the IP-1 Zone District. Thus, the proposed use will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan. See 14. for continuation.

10. REQUESTS FOR WAIVERS: (Reasons)

The Applicant requests a waiver from the site plan requirements inasmuch as no alterations are contemplated to the existing structure and sufficient off-street parking is available for the proposed use. Additionally, upgrades are proposed: existing fencing will be replaced, some stone will be added to parking areas, and some replacement landscaping and a sidewalk will be installed.

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 Frank R. Klapinski, P.L.S. Phone (609) 737-9356

Address 50 Orchard Avenue, Pennington, NJ 08534

Planner _____ Phone _____

Address _____

Lawyer Jeffrey M. Hall, Esq. Phone (609) 275-0400

Address Szaferman, Lakind, 101 Grovers Mill Rd., Ste 200, Lawrenceville, NJ 08648



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

1. Variance Plan, dated June 15, 2020, prepared by Frank R. Klapinski, P.L.S.
2. Deed, Volume 6033, Page 931
3. Deed, Volume 1798, Page 372 (Sewer Easement)
4. Deed, Volume 1728, Page 428 (R.O.W. Dedication)

14. ADDITIONAL INFORMATION

(Continued from 9.) In addition, the proposal encourages appropriate use of developed lands within Ewing Township that will promote the public health, safety, morals and general welfare (a.), provides sufficient space in an appropriate location for a commercial use compatible with its immediate environment that will meet the needs of Ewing Township residents and NJ citizens (g.), promotes a desirable visual environment through creative development techniques and good civic design and arrangements (i.), prevents urban sprawl and degradation of the environment through the improper use of land (j.) and encourages coordination of various public and private procedures which lessens the cost of land development and promotes more efficient use of land (m.).

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
Attorney for Applicant