



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

Revised

PLANNING BOARD [ ]

APPLICATION NO. ZBA-20-006

ZONING BOARD []

DATE OF SUBMISSION 8/10/20

Filing Fee \$ 1500.00 Receipt or Check No. 2296 Received By: K.B

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

2. APPLICANT'S NAME FlightServ - Paul Weiss, President

STREET ADDRESS 601 Jack Stephan Way TELEPHONE (609) 583-4705

CITY AND STATE Ewing, NJ ZIP CODE 08628

3. OWNER'S NAME County of Mercer - Airport Administration

STREET ADDRESS 340 Scotch Road, Ste. 200 TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing, NJ ZIP CODE 08628

4. LOCATION

STREET ADDRESS 1500 Parkway Avenue, Rear TELEPHONE \_\_\_\_\_

SECTION No. 374 LOT NO. 4.01 & 5.01 TAX MAP 72 ZONE DIST. IP-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The Applicant is requesting preliminary and final major site plan approval to tear down and reconstruct the former Naval Air Warfare hangar site next to the Mercer County Airport in order to construct same for a charter air flight service installation [Fixed Base Operator at the Airport]. There will be a new hangar and an office shop as the principal buildings for this reconstruction.

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:

1. A use variance/extension of a non-conforming use in accordance with N.J.S.A. 40:55D-70d(1) / N.J.S.A. 40:55D-70d(2). Thus relief is being sought from Section 215-25A of the Ordinance.

2. A deviation from the height standard in accordance with Section 215-25D(g)[3] under N.J.S.A. 40:55D-70d(6). The requirement is a 40 foot maximum height; the existing condition is one story of 47 feet, and the proposal is for a one-story height of 46 feet for the hangar.

(see Additional Information for continuation)



8. ZONE REQUIREMENTS

|                | Lot # | Lot #  | Lot # | Lot # | Required        | Variance Requested                     |
|----------------|-------|--------|-------|-------|-----------------|--|
| Front          |       |        |       |       |                 |  |
| One Side       |       |        |       |       |                 |  |
| Both Sides     |       |        |       |       |                 |  |
| Rear           |       |        |       |       |                 |  |
| Other          |       |        |       |       |                 |  |
| Height         | 4.01  |        |       |       | 46              | 6                                      |
| Bldg. Coverage |       |        |       |       |                 |  |
| Total Coverage | 4.01  | & 5.01 |       |       | 80.53%          | 10.53%                                 |
| Parking        |       |        |       |       |                 |  |
| Other          | 4.01  | 5.01   |       |       | Use Variance/   | Expansion of Non-Conforming Use        |
| Other          | 4.01  | 5.01   |       |       | Height of fence | & barbed wire - 6' to 4' needed plus * |
| Other          | 4.01  | 5.01   |       |       | Landscaping     | None provided                          |

\*use of barbed wire

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

The site is particularly suited for the proposed use. Site in industrial zone and use is compatible for Zone permitted uses. The rehabilitation of the site furthers the purpose of Zoning pursuant to N.J.S.A. 4055D-2(i). Not a detriment to the Zone Plan, Master Plan and general welfare since the proposed use replaces a similar use for the last 40+ years and Ewing Township has not prohibited such use totally, as it is in an industrial Zone with similar uses and contiguous to the Mercer County Airport.

10. REQUESTS FOR WAIVERS: (Reasons)

1. A submission waiver in order to forgo not submitting an Environmental Impact Statement. Thus, relief is being sought from Section 215-83C of the Land Development Ordinance of Ewing Township (hereinafter "Ordinance").

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 David Schmidt Phone (908) 359-0989  
 Address P.O. Box 792, Rocky Hill, NJ 08502  
 Planner Richard Loeffler III Phone (201) 962-2321  
 Address 15 Robin Ridge Road, Upper Saddle River, NJ 07458  
 Lawyer Richard Schatzman Phone (609) 924-1199  
 Address 215-216 Commons Way, Princeton, NJ08540



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

- 1) FAA Environmental Impact Study and Finding of No Significant Impact / Record of Decision.
- 2) Property Owners List within 200' of the Land Development site
- 3) Deed Notice for Parcel A
- 4) Checklist
- 5) Contributions Disclosure Statement

14. ADDITIONAL INFORMATION

3. A variance under N.J.S.A. 40:55D-70(c) where the impervious surface coverage maximum is 70% and the existing condition is 80.5 % and the proposal is for 80.5%. Thus, relief is being sought from Section 215-25D3(b) of the Ordinance.
4. A design waiver under N.J.S.A. 40:55D-51 where the maximum height for a fence in the front yard is 4 feet and 6 feet in height in the side and rear yard, and no barbed wires are allowed on the fence. The proposal is not changing from the existing condition where there is 10 foot front yard height of the fence and 10 feet side and rear yard for the fence and barbed wire exists. Thus, relief is being sought from Section 215-63 of the Ordinance.
5. No landscaping exists as an existing condition and the proposal is no landscaping proposed. Relief is being sought from Section 215-25(E)(3) & (5), and Section 215-57 of the Ordinance. A variance is being sought under N.J.S.A 40:55D-70(c) and a design waiver under N.J.S.A 40:55D-51.

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