



Alaimo Group

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October 14, 2020

Mr. John Maloney, Chairman
Ewing Township Zoning Board
2 Jake Garzio Drive
Ewing, NJ 08628

RE: ZBA-20-007
Ewing Township – Mercer County
Amitkumar Shah
1562 Parkside Avenue
Block 93, Lot 2
Alaimo File No. A-0198-0066-000

Dear Mr. Maloney:

We are in receipt of a Land Development Application in which the applicant proposes to convert an existing boutique into an apartment, making the building containing two (2) apartments.

We have reviewed the following information in support of their application:

1. Land Development Application for 1562 Parkside Avenue.
2. “Plan of Survey Tax Lot 2 Block 93, 1562 Parkside Avenue” prepared by Leeper Land Group, LLC dated August 13, 2020.
3. Concept Plan Block 93 Lot 2, 1562 Parkside Avenue prepared by James T. Kyle, P.P., AICP.

The proposed application for this building conversion will require the following variances:

- a. Minimum front yard 40’ required; where 38.6’ existing.
- b. Minimum side yard 10’ required; where 4.5’ existing.
- c. Minimum rear yard 35’ required; where 0.2’ existing.
- d. Maximum coverage 26% permitted; where 75.76% exists.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

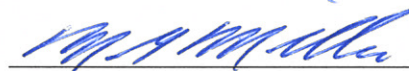
With respect to the sketch of the proposed concept plan, the application proposes to remove a portion of the existing paving providing a parking area with four (4) parking spaces. The plan also shows an improved driveway entrance and sidewalk along Parkside Avenue.

The plan of survey shows that the grading of the existing paved area is very flat. It is not indicated how the revised parking area will be restored. The Board should consider requiring the applicant to provide a complete set of site plans with grading to determine runoff conditions and whether or not dry wells may be considered.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP



Martin G. Miller, III, P.E.
Senior Project Engineer

MGM/dal

c: Vernon Clash, Vice Chairman, Ewing Township ZB
Howard Greenberg, Member, Ewing Township ZB
George Byrd, III, Member, Ewing Township ZB
Mary Corrigan, Member, Ewing Township ZB
Channing Conway, Member, Ewing Township ZB
Carl A. Beneditti, Jr., Member, Ewing Township ZB
Amitkumar Shah (1 Nathans Drive, E. Brunswick, NJ 08816)
James T. Kyle, PP, AICP, KMA Associates (2 E. Broad St., 2nd Fl., Hopewell, NJ 08525)