



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. ZBA-20-007

ZONING BOARD []

DATE OF SUBMISSION 9/17/2020

Filing Fee \$ 750.00

Receipt or Check No. 117

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

2. APPLICANT'S NAME Amitkumar Shah

STREET ADDRESS 1 Nathans Drive TELEPHONE (917) 881-3009

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 proposes to convert the ground former boutique use to a second apartment. The existing apartment on the second floor will remain. Applicant proposes to provide four (4) parking stalls as required by RSIS and will reduce impervious coverage from 75.76% to 54.1% by removing a portion of the existing parking area.

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:

The structure would have to be relocated to address existing nonconformities, which creates a practical difficulty in meeting the zoning standards. There is no negative impact as these conditions have existed for some time. While a variance is required for impervious coverage, it is being reduced from 75.76% to 54.01%.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	38.6'	38.6'			40'	yes, if required
One Side	4.5'	4.5'			10'	yes, if required
Both Sides	N/A	N/A			20'	
Rear	0.2'	0.2'			35'	yes, if required
Other						
Height	<35'	<35'			35'	
Bldg. Coverage	17.5%	17.5%			18%	
Total Coverage	75.76%	54.01%			26%	yes
Parking					4	
Other						
Other						
Other						

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

See attached.

10. REQUESTS FOR WAIVERS: (Reasons)

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 _____ 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

Plan of Survey prepared Leeper Land Group, LLC dated 8/13/2020.
Concept Plan prepared by Kyle McManus Associates, dated 9/3/2020.

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