

TOWNSHIP OF EWING ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, January 16, 2014**. The board will begin the agenda session promptly at **7:00 p.m.** to be immediately followed by the regular session with any applications before the Board. The meeting will take place in the Township Council Room, Municipal Complex, 2 Jake Garzio Drive, Ewing, NJ. **Formal action will be taken.** The Agenda for the meeting is as follows:

RE-ORGANIZATION OF BOARD:

Appoint Chairman, Vice Chairman, Site Review Committee Members, Recording Secretary, Planner, Engineer, Attorney and any new members.

Applicant:

Description:

Held over matters:

Charles Ross
113 Honeysuckle Drive
Block 193.02, Lot 1
R-2 Zone

Applicant requesting variances to construct deck on corner lot. Deck will only be 18 feet from rear yard property line; 25 feet is required; therefore a 7 foot rear yard variance is requested. Deck will only be 6 feet from side yard property line; 10 feet is required; therefore a 4 foot side yard variance is requested. Applicant is also requesting any other variances or waivers deemed necessary by the board.

Rosco Holdings LLC
1626 Pennington Road
Block 142, Lots 8, 9, 10 & 42
R-2 Zone

Applicant is requesting variance for driveway expansion. Maximum total lot coverage permitted is 2,714 square feet; 3,231 square feet proposed for total lot coverage; therefore 517 square foot variance is requested. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

1101 Parkway Avenue, LLC
1101 Parkway Avenue
Block 357, Lot 19
BN Zone

Applicant is requesting Preliminary and Final Site Plan Approval, use variance with bulk variances to re-open one story flower shop or other retail facility, add a second floor above the flower shop portion of the building for residential use, rehabilitate the existing residential space to be used by Applicant, construct 22 parking spaces with lighting and landscaping, construct above ground stormwater storage and make improvements to building. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

New Business:

Louis C. Jolibois
200 Dearborn Ave.
Block 134, Lots 289 thru 291
R-2 Zone

Applicant is requesting Use variance for F.A.R. and bulk variances for side yard, building coverage, lot coverage and number of bedrooms for second floor addition to existing residence as follows: principal building is only 7.43 feet from side yard where 10 feet is required; building coverage will be 19.82% where maximum permitted is 18%; total lot coverage will be 38.23% where maximum permitted is 26% and F.A.R. will be 2436 sq. ft. where only 1939 sq. ft. is permitted. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

M & H2 Inc. d.b.a IHOP 4614
811 Parkway Avenue
Block 320, Lot 48
BH Zone

Applicant is requesting Use variance, Preliminary and Final Site Plan approval with variances for parking, total lot coverage and rear yard setback in order to restore and repair the current restaurant building and make minor expansions to the building space. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Review and discussion of Annual Report of 2013 Zoning and Planning Board Applications.

All documents relating to the aforementioned applications may be inspected by the public during the normal office hours of 8:30 a.m. to 4:00 p.m. in the Code Enforcement Office at the Ewing Township Municipal Building.