

TOWNSHIP OF EWING ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, July 16, 2015**. 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:

Applicant:

Description:

Held over matters:

None

New Business:

John and Keenan Varchetto
27 Central Avenue
Block 273, Lots 82 & 83
R-2 Zone

Applicant is requesting variance for 6 foot high fence on corner lot. Inasmuch as fence is not permitted to exceed 4 feet in height on a corner lot, a 2 foot variance is requested. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Fred Wilson
213 Hazelhurst Avenue
Block 76, Lots 386 & 387
R-2 Zone

Applicant is requesting variances to construct 12 foot by 12 foot deck. Deck will only be 26 feet from rear yard property line; 35 feet is required; therefore a 9 foot rear yard variance is requested. Proposed lot coverage will be 3,481 square feet; maximum lot coverage permitted is 2,600 square feet; therefore 881 square foot variance for lot coverage is requested. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

American Properties at Bear Tavern, LLC
750 Bear Tavern Road
Block 373, Lot 2.01
RM Zone

Applicant is seeking Preliminary and Final Site Plan Approval, Use (Density), bulk variances, design exceptions and RSIS de minimis exceptions to construct 312 multi-family rental units, consisting of 126 one (1) bedroom market rate units, 156 two (2) bedroom market rate units and 30 affordable units, together with active and passive recreational amenities. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Christina Seix Academy
1550 Stuyvesant Avenue
Block 322, Lots 6.02 & 6.01 (f.k.a.
p/o Lots 6, 78 & 79), Block 321,
Lot 1, Block 320, Lot 130 (Ewing
Township) and Block 36402, Lot 1.02
(formerly p/o Lot 1 (City of Trenton)
R-2 Zone

Applicant is requesting Amended Preliminary and Final Phase Three Site Plan Approval with variances/waivers to construct a Racquet and Aquatic Center ("RAC"), a bus drop off, and an additional security building and gated entrance at the temporary construction access road to Lexington Avenue. As part of this Phase Three application, Applicant is requesting Preliminary and Final Subdivision Plan approval for the consolidation of Block 322, Lot 6.02 with a

portion of Block 322, Lot 6.01 and a portion of Block 321, Lot 1. This Phase 3 application will not alter the number of students previously approved by the Ewing Zoning Board. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Adoption of Resolution for Abundant Life Christian Fellowship Church, 1569 Parkway Avenue, Block 375, Lot 18 is anticipated.

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.