

## **TOWNSHIP OF EWING PLANNING BOARD AGENDA**

The Ewing Township Planning Board will hold its regularly scheduled meeting on **Thursday, December 4, 2014**. The board will begin hearing applications at **7:00 p.m.** 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:**

### **New Business:**

Matthew Malham  
1058 River Road and 1050 River Road  
Block 423.01, Lots 183 and 157  
R-1 Zone

Applicant is requesting minor subdivision approval with variances to subdivide Block 423.01, Lot 157 and take approximately 6,582 sq. ft, which consists of driveway for the purpose of combining it with Block 423.01, Lot 183 so that Applicant can utilize the combined parcel for driveway ingress and egress. 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 received site plan approval for the project on June 1, 2006 and is now requesting an amendment to the approval including increasing the size of the clubhouse, changing the location of the tot lot, adding a half basketball court, changing the trash receptacles to one compactor for the community and swapping the locations of a market rate building with an affordable building. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

### **Held Over Matters:**

Arista Development  
1801 North Olden Avenue  
Block 118, Lots 45 & 58  
BH Zone, OAR Zone (subarea 1)

Applicant is requesting preliminary and final site plan approval with variances for property currently operating as a shopping center. Proposed improvements include a Walgreen's with drive-thru and additional improvements. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Adoption of Resolutions for SDB Realty, LLC, 1676 North Olden Avenue, Block 40.01, Lot 16.01 and Bregenzler Properties, LLC, 110 – 112 Commerce Avenue, Block 590, Lots 16 & 17 are 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.