

June 21, 2023

Mr. Richard Owen, Chairman  
Ewing Township Planning Board  
2 Jake Garzio Drive  
Ewing, New Jersey 08628

**Re: Township of Ewing  
Minor Subdivision – First Review  
Dubchak  
79 Groveland Avenue  
Block 122.01, Lot 18  
RVE #1102-P-170**

Dear Chairman Owen and Board Members:

We have reviewed minor subdivision plan application submission consisting of the following documents:

Sheet	Title	Date	Latest Revision Date
1	Sketch Plat	05-18-23	----
2	Construction Details	05-18-23	
3	Surrounding Lot Frontages Map	01-19-23	
4	Plan of Topographic Survey	11-8-22	

The *Sketch Plat* was prepared and signed by Joseph Mester, P.E., P.L.S., Trenton Engineering Co., Inc., 2193 Spruce Street, Trenton, New Jersey 08638, (609)882-0616.

The *Surrounding Lot Frontages Map* was prepared and signed by Craig W. Stratton, P.L.S., Trenton Engineering Co., Inc.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Oleh Dubchak  
79 Groveland Ave.  
Ewing, NJ 08638  
Lincolnshire, IL 60069

**Proposal:** The applicant seeks preliminary and final site plan and minor subdivision approval to construct a single-family residence on an undersized lot.

**Zoning:** R-2 Residential

**II. ZONING REQUIREMENTS:**

**A. Area and Bulk Requirements (§215-15)**

Item	Required	Proposed Lot 18	Proposed Lot 19	Status
Lot Area	10,000 sf	4,297.25 sf	4,273.62 sf	V / V
Lot Frontage	80 ft.	40 ft.	40 ft.	V / V
Lot Width	80 ft.	40 ft.	40 ft.	V / V
Lot Depth	110 ft.	107.43 ft.	106.91 ft.	V / V
Principal Building Setbacks				
Front Yard	40 ft.	22.40 ft.	14.60 ft.	V / V
Side Yard, Each	10 ft.	11 ft.	1.77 ft.	C / V
Rear Yard	35 ft.	37.14 ft.	46.82 ft.	C / C
Building Height	2.5 sty./35 ft.	2 sty.	1.5 sty.	C / C
Coverage, Principal Bldg.	18%	20.2%	23.6%	V / V
Coverage, Total Impervious	26%	29.8%	46.3%	V / V
Max. Floor Area	1,115.6 sf	TBD	TBD	TBD
Bedroom Yields	2	TBD	TBD	TBD
R.S.I.S.	2.5 spaces	1 space	2 spaces	D / C

C - Conforming.

TBD – To be determined by the applicant’s professionals.

V - Variance required.

**III. PERFORMANCE STANDARDS**

From our review of the submitted application documents, we offer the following comments for consideration by the Board.

1. Architectural floor plans and elevations should be provided for the proposed residence on Lot 18. The number of bedrooms in both residences should be identified along with the floor area.
2. Per Section 215-15.D(3)(b)[1], total impervious coverage may be increased to 28% if stormwater runoff can be reduced by 15% through green technology or low-impact measures. Testimony should be provided.
3. Per Section 215-15.E(2), all lots shall have concrete curb and sidewalks. The plans proposed concrete curb in front of proposed Lot 18. Please note the concrete curb and sidewalks do not exist along this roadway.
4. Per Section 215-15.E(5)(a), no driveway shall be located closer than 6 ft. to any side or rear property line, whereas 1 ft. is proposed for Lot 18 and 0 ft. exists on Lot 19. A variance will be required.

5. Per R.S.I.S., where the number of bedrooms is unknown, 2.5 off-street parking spaces shall be provided. For Lot 18, a 12 ft. by 22 ft. driveway is proposed, which can accommodate one parking space. A longer driveway should be provided, or a de minimus exception will be necessary.
6. We defer the review of the proposed landscaping to the Board Planner and Ewing Township Environmental Commission.

#### IV. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Planning Board action.
2. One (1) copy of the revised, final site plan should be submitted to the Board office, the Board Planner, and our office for resolution compliance review. If the plans are found to be in order, then eight (8) sets of the drawings will be required for signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.
4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. A performance bond will be required prior to the signature of any plans.
6. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office, (856) 795-9595, extension 1029, a minimum of three (3) working days prior to the start of work.

#### V. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board.
2. Mercer County Soil Conservation District.
3. Ewing Lawrence Sewerage Authority.
4. Trenton Water Authority.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

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If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,  
**REMINGTON & VERNICK ENGINEERS**

A handwritten signature in blue ink that reads "Michael Angelastro". The signature is written in a cursive style with a large initial "M".

Michael Angelastro, Ph.D., P.E., C.M.E., PTOE  
Planning Board Engineer

MA/KT/kn

cc: James McManimon, Business Administrator  
James Megna, Construction Code Official  
Charles Latini, P.P., AICP, Board Planner  
Michael W. Herbert, Esq., Board Attorney  
Oleh Dubchak, Applicant  
Joseph Mester, P.E., Applicant's Engineer