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JAN 17 2023



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

Ewing Township Code Enforcement Office

Mayor Garzio Dr
Ewing NJ 08628

PLANNING BOARD []

APPLICATION NO. PBA-23-004

ZONING BOARD []

DATE OF SUBMISSION 1/17/2023

Filing Fee \$ _____ Receipt or Check No. _____ 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 checked="" type="checkbox"/>] | C.40-55D-70C [<input type="checkbox"/>] |
| | | C.40-55D-70D [<input type="checkbox"/>] |

2. APPLICANT'S NAME Achira, Inc.

STREET ADDRESS 10 University Way TELEPHONE 60977244

CITY AND STATE West Windsor, NJ ZIP CODE 08550

3. OWNER'S NAME Forti Ewing Properties, LLC

STREET ADDRESS 10 University Way TELEPHONE 30591088

CITY AND STATE West Windsor, NJ ZIP CODE 08550

4. LOCATION

STREET ADDRESS 331 Robbins Ave, Ewing NJ TELEPHONE 30559108

SECTION No. 34 LOT NO. 483 TAX MAP _____ ZONE DIST. SA-7A

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The Applicant is seeking a site plan with a conditional use approval from the Planning Board to redevelop and change the use of an existing industrial building on a 12,000 SF lot for a Class 1 Cannabis Cultivation and Class 2 Cannabis Manufacturing Facility in accordance to NJ CREAMMA ACT and Edison LDO

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:

N/A



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	N/A					
One Side	5.96'				5' min	
Both Sides	12.08'				10' min	
Rear	6.01'					
Other						
Height	40'				40' max	
Bldg. Coverage	45%				N/A	
Total Coverage	74%				75% mx	
Parking	8				8	
Other						
Other						
Other						

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

N/A

10. REQUESTS FOR WAIVERS: (Reasons)

N/A

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 Joseph Primiano Phone 609-235-9216
 Address 26 Old Trenton Rd., East Windsor, NJ 08512
 Planner Jim Kyle Phone 609-257-6706
 Address 2 East Broad Street, 2nd Floor Hopewell, NJ 08525
 Lawyer Heather Kumer, Esq. Phone 908-770-4006
 Address 1 N Johnston Ave, Suite A320, Hamilton, NJ 08540



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

1. Architectural Plans
2. W-9
3. Disclosure Statement
4. Procedures of Planning Board Application Signature Doc

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.

Signature Provided on Separate Page

Applicant's Signature