



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PBA-23-011

PLANNING BOARD [ ]

APPLICATION NO. \_\_\_\_\_

ZONING BOARD [ ]

DATE OF SUBMISSION 6/21/2023

Filing Fee \$ \_\_\_\_\_ Receipt or Check No. \_\_\_\_\_ Received By: ICB

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 checked="" type="checkbox"/>
				C.40-55D-70D	<input checked="" type="checkbox"/>

2. APPLICANT'S NAME Investor Management LLC

STREET ADDRESS 210 Westfield Avenue TELEPHONE \_\_\_\_\_

CITY AND STATE Clark, New Jersey ZIP CODE 07066

3. OWNER'S NAME Same as Applicant

STREET ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

CITY AND STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. LOCATION

STREET ADDRESS 1252 Parkway Avenue TELEPHONE \_\_\_\_\_

SECTION No. 364 LOT NO. 73 TAX MAP \_\_\_\_\_ ZONE DIST. TC

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Renovate/improve existing Gasoline Service Station w/ Repair Bays as a Multipurpose Fueling Station with Convenience Store (Conditional Use in the TC Town Center Zone) with related site improvements.

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:

Please see attached rider.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	9.3 ft.				15 feet	Yes
One Side	33.3 ft.				12 feet	No
Both Sides	n/a				n/a	
Rear	46.8 ft.				12 feet	No
Other	65 ft.				134.3 feet	Yes
Height	1 story				1.5 stories	Yes
Bldg. Coverage	n/a				n/a	
Total Coverage	77.3%				75%	Yes
Parking	12 spaces				14 spaces	Yes
Other						Please see attached rider
Other						
Other						

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

Please see attached rider for conditional use variance special reasons and negative criteria.

10. REQUESTS FOR WAIVERS: (Reasons)

Please see attached rider.

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 Eric M. Hough, P.E., Bertin Engineering Phone (201) 670-6688

Address 66 Glen Avenue, Glen Rock, NJ 07452

Planner TBD Phone \_\_\_\_\_

Address \_\_\_\_\_

Lawyer Peter M. Flannery, Esq., Bisgaier Hoff LLC Phone (856) 375-2804

Address 25 Chestnut Street, Suite 3, Haddonfield, NJ 08033



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

Please see attached rider.

14. ADDITIONAL INFORMATION

n/a

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.

Sashi S. Chandra

Applicant's Signature

**RIDER: Ewing Township Zoning Board of Adjustment  
Investor Management LLC  
Application for Preliminary and Final Site Plan Approval, Conditional Use Variance, and  
Bulk Variance Approvals**

**Disclosure Statement**

Member Name/Address of Members owning 10% or more of interest in Applicant Investor Management LLC (N.J.S.A. 40:55D-48.1 et seq.):

Member	Address	Percentage Interest
Jasbir Chandi	210 Westfield Avenue, Clark, New Jersey 07066	50%
Paramjit S. Chandi	210 Westfield Avenue, Clark, New Jersey 07066	50%

**9. Special Reasons and Negative Criteria:**

Applicant requests the following new conditional use "d.3" variances (Ordinance Section 215-35 (14)) in connection with this application:

- i. Variance to permit propane cylinder exchanger where no propane services are otherwise permitted.
- ii. Variance to permit canopy front setback (Parkway Avenue) of 8.8 feet (existing) where a minimum setback of 30 feet is otherwise required.

Applicant requests the following new bulk "c" variances in connection with this application:

- i. Variance to permit 1-story building (building and canopy) where a building with a minimum of 1.5 stories is otherwise required.
- ii. Variance to permit a canopy height of 19 feet where a minimum canopy height of 20 feet is otherwise required.
- iii. Variance to permit an impervious coverage for the site of 77.3 % where a maximum impervious coverage of 75% is otherwise required.
- iv. Variance to permit 12 parking spaces where 14 parking spaces are otherwise required.
- v. Variances to permit various signage, including a freestanding sign, wall signs, truck canopy signs, and car canopy signs that do not conform to the strict requirements of Ordinance Section 215-37.

Applicant will present professional planning testimony to address the positive and negative criteria for these variances at the future hearing(s) on the application before the Ewing Township Zoning Board of Adjustment ("Board").

**10. Requests for waivers:**

Subject to further review and feedback by Board staff.

**13. List of Maps, Reports, etc.**

- a. Preliminary & Final Site Plan, Fueling Station w/ Convenience Store, Block 364, Lot 73 (Tax Map Sheet 56), 1252 Parkway Avenue, Township of Ewing, Mercer County, New Jersey, prepared by Bertin Engineering, dated April 19, 2023, last revised June 5, 2023, and consisting of ten (10) sheets.
- b. Location and Topographic Survey of 1252 Parkway Avenue, Lot 73 in Block 364, Township of Ewing, County of Mercer, N.J., prepared by Bertin Engineering, dated December 5, 2022, and consisting of one (1) sheet.
- c. Stormwater Drainage Calculations, Fueling Station w/ Convenience Store, Block 364, Lot 73, 1252 Parkway Avenue, Township of Ewing, Mercer County, New Jersey, prepared by Bertin Engineering, and dated April 19, 2023.