

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN, that on Thursday, the 3rd day of September, 2020, the **Ewing Township Planning Board** will hold a hearing via video conference on the Application of the undersigned, at which time and place interested persons will be given an opportunity to attend and participate virtually through a computer or other electronic means. Because of the Covid 19 health emergency, the Municipal Building remains closed to members of the public. The meeting will start at **7:00 P.M.** If you wish to participate and offer comments and/or questions at the Public Hearing, you must follow the steps below:

Participation Options:

1. Register as an attendee prior to the meeting through Zoom by visiting:

<https://us02web.zoom.us/j/81255682934?pwd=L0M3WHhoTk5kblllaGd4RXFNWms5QT09>

Meeting ID: 812 5568 2934

Passcode: 9LjwJd

or

2. One tap mobile
+13017158592,,81255682934#,,,,,0#,,577030#

or

Dial by your location
+1 301 715 8592

Meeting ID: 812 5568 2934

Passcode: 577030

OR

3. For individuals who cannot register for Zoom digitally or dial into the meeting they may submit written comments/questions by contacting the Board Secretary via e-mail **kbruccoleri@ewingnj.org** prior to the meeting, up until September 3, 2020 at 4:30 P.M. The comments/questions must include the individual's name and address, which will be read into the record.

The Premises (approximately 22.61± acres) which is the subject of this Application has frontage on Sam Weinroth Road/Scotch Road, is designated on the Township Tax Map as Block 371, Lot 3.05 and is located in the Industrial Park District (IP-1 Zone).

The Applicant is seeking (A) Preliminary and Final Site Plan Approval to construct a 129,153 square foot warehouse with seventeen (17) loading docks and two (2) drive-in doors, thirty-two (32) trailer storage

spaces and eighty-three (83) parking spaces, together with various site improvements such as lighting, landscaping and stormwater management, and (B) to the extent necessary and/or required all such variances and/or design waivers/exceptions from the zoning or site plan standards applicable to the IP-1 Zoning District as are necessary to develop the Premises in the manner describe above, including variance and/or design waivers/exceptions (1) to permit the height of the building to be 44 ft., whereas 40 ft. is permitted, (2) to permit a minimum side yard parking setback of 10 feet, whereas 20 feet is required, (3) to permit four (4) façade signs, whereas one is permitted, (4) to permit the size of all facade signs total 728 sq. ft., whereas a façade sign of 40 sq. ft. is permitted, (5) to permit the vertical height of a façade sign to be 15.13 feet, whereas a vertical height of 3 feet is permitted, and (6) no curbing or sidewalks are proposed for portions of the parking lots and drive aisles and no curbing is proposed on portions of the on-site entrance road. The layout of the proposed development on the Premises, including setback, lot area, and other relevant information is shown on the Site Plans and related Plans prepared by Menlo Engineering Associates, Inc. and/or other professionals retained by the Applicant.

Copies of the Development Application, Preliminary and Final Site Plans and related Plans and Reports are available to all interested parties to review prior to the meeting through the **TOWNSHIP'S WEBSITE** at the following link:

<https://ewingnj.org> News and Announcements Section

Members of the public who wish to review hard copies of any document available for online inspection at the above link should contact either the Board Secretary, Karen Bruccoleri via e-mail at **kbruccoleri@ewingnj.org** or telephone at **(609) 883-2900x7018** or Attorney for the Applicant, Frank J. Petrino, Esquire via e-mail at **fpetrino@eckertseamans.com** or telephone at **(609) 989-5029** to establish a means by which such review can be safely arranged in accordance with public directives on social distancing.

In addition to the Application materials on file, at least two (2) days prior to the Public Hearing the Applicant's proposed Exhibits to be presented at the September 3, 2020 Public Hearing shall also be posted in the above, electronic link and available to review prior to the Hearing.

HERRING LAND GROUP, LLC

By: _____
Frank J. Petrino, Esq.
Eckert Seamans Cherin & Mellott
Attorneys for Applicant

Application No. PBA-20-004