



August 17, 2022

Richard Owen, Chair  
Ewing Township Planning Board  
2 Jake Garzio Dr  
Ewing, NJ 08628

**RE: Delaware Heights Apartments Club House  
Preliminary/Final Major Site Plan  
2201 Scenic Dr; Block 423.03, Lot 225**

Owner:

Halston Builders Associate, LLC  
21 Kilmer Drive @ Rt. 9  
Morganville, NJ 07751

Applicant

Atlantic Realty Development  
90 Woodbridge Center Drive, Suite 600  
Woodbridge, NJ 07095

**I. Proposal Summary:**

The applicant is proposing a 3-story, 8,530-sf structure containing a common area clubhouse and seven (7) dwelling units at the Delaware Heights Apartments on Scenic Drive. The site is zoned R-M (Residential Multi-Family). Multi-family apartments and their incidental uses are permitted in the R-M Zone.

**II. Submission:**

1. Land Development Application.
2. Site Plans prepared by Menlo Engineering Associates, dated 06/17/2022.
3. Architectural Elevations prepared by Appel Design Group, revised 08/18/2021.
4. Artistic Conceptual Rendering, prepared by Appel Design Group, dated 09/09/2021.
5. Stormwater Management Report, prepared by Menlo Engineering Associates, 06/17/2022.

**III. Waivers and Variances**

Although no Variances or Waivers were originally requested, testimony as to the following pre-existing non-conformities that are exacerbated needs to occur.

1. Minimum Lot Coverage. 35% Max. Existing 54.2%. Proposed 58.2%
2. Minimum Open Space. 50% Required. Existing 45.8%. Proposed 41.8%
3. No data was presented for Parking overall. While the proposed clubhouse and units seem to be satisfied, we have no idea as to the impact on the courtyard itself (at a minimum)

**V. Planning Review**

***General Comments***



1. Six (6) units are proposed on the site plans, while seven (7) units are indicated in the Land Development Application. The applicant should confirm the number of proposed units and why the need.
2. Maximum gross density of 10 dwelling units per acre is permitted in the R-M Zone. The site plans should be revised to include the total density of the site, including all existing and proposed dwelling units. A variance may be required.

#### ***Circulation***

1. A sidewalk connection from the proposed building to the existing sidewalk and bus stop on Scenic Dr is strongly recommended for pedestrian access. A bus stop and shelter may also be appropriate.
2. Although bicycle storage is not required in the R-M zone, we strongly recommend on-site bicycle parking for all multifamily apartment projects.

#### **VI. Architectural Review**

1. The building complies with Township bulk and architectural standards.

#### **VII. Landscaping Review**

1. The landscape plan complies with Township landscaping standards.

#### **VIII. Conclusion**

Generally, we see few issues with the applicant's proposal but for our comments above to be considered by the applicant and the board.

Should you have any questions or concerns, please feel free to contact me at 212-203-5137 or via email, [cwl@latinigleitz.com](mailto:cwl@latinigleitz.com).

Sincerely,

Charles Latini, PP, AICP