



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-21-005

ZONING BOARD []

DATE OF SUBMISSION 9/24/2021

Filing Fee \$ 1,400.00 Receipt or Check No. 4636 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 type="checkbox"/>	C.40-55D-70C	<input type="checkbox"/>
				C.40-55D-70D	<input type="checkbox"/>

2. APPLICANT'S NAME G & K Realty Associates, LLC

STREET ADDRESS 115 Winterwood Ave TELEPHONE (609) 406-9550

CITY AND STATE Ewing, NJ ZIP CODE 08638

3. OWNER'S NAME Same as Applicant

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 111-115 Spring Garden Ave. TELEPHONE (609) 406-9550

SECTION No. 590 LOT NO. 6,7,8 TAX MAP 20 ZONE DIST. IP-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

6. DEED RESTRICTIONS OR COVENANTS:

NO ☐ YES ☐ Attach copy if yes. TAXES PAID TO DATE: YES ☐ NO ☐

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

SEE PLANS AND
RIDER TO
APPLICATION

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

SEE PLANS AND
RIDER TO
APPLICATION

10. REQUESTS FOR WAIVERS: (See 1.3)

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 Mester, P.E., P.L.S. Phone (609) 882-0616
Address 2193 Spruce Street, Trenton, NJ 08638
Planner _____ Phone _____
Address _____
Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100
Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



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

Plans entitled "Site Plan" prepared by Joseph Mester, P.E., P.L.S. of Trenton Engineering Co., Inc. dated November 25, 2019 and consisting of the following seven (7) sheets:	
Sheet Label	Description
Sheet 1	Site Plan (revised February 17, 2021)
Sheet 2	Grading Plan
Sheet 3	Landscape/Lighting Plan
Sheet 3A	Proposed Lighting Plan
Sheet 4	Detail Sheet
Sheet 5	Plan of Boundary & Topographic Survey (dated May 8, 2019)
Sheet 6	Impervious & Drainage Areas Maps
Stormwater Management Report prepared by Joseph Mester, P.E., P.L.S. of Trenton Engineering Co., Inc., dated November 21, 2019.	

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.



DINO SPADACCINI, ESQ., ATTORNEY FOR APPLICANT
Applicant's Signature