

RIDER TO APPLICATION

of

G & K REALTY ASSOCIATES, LLC

Applicant/Owner: G & K Realty Associates, LLC
Property: 111-115 Spring Garden Avenue
Section 590; Lots 6, 7, 8; Tax Map Page 20
Ewing Township, Mercer County, NJ
Zone: IP-3 Industrial Park Zone ("IP-3")
Application: Preliminary and Final Site Plan

The applicant(s) and owner(s), G & K Realty Associates, LLC (the "Applicant" and/or "Applicants"), is filing this application with the Township of Ewing Planning Board (the "Board") for preliminary and final site plan approval for the construction of a warehouse building in connection with the property commonly known as 111-115 Spring Garden Avenue, known and designated as Section 590, Lots 6, 7 and 8, Tax Map Page 20 on the tax maps of the Township of Ewing, Mercer County, New Jersey (the "Property"). The Property is situated in the IP-3 Industrial Park ("IP-3") Zoning District.

The Property consists of three contiguous vacant lots totaling approximately 13,200sf with frontage on Spring Garden Avenue. The lot immediately bordering the Property to the north-east is also owned by Applicant and includes a one-story masonry building. There is a blacktop strip from this adjoining property to the subject property surrounded by a gravel-covered yard and a metal canopy, all of which is used for the storage of stone and marble of the type used to construct countertops, etc., by the tenant of the adjoining property, Artisan Stone Works, LLC.

The Applicant is proposing to construct a 6,588sf one-story warehouse building in substantially the same location as the storage yard, as well as associated improvements such as a paved driveway with three (3) banked parking spaces, landscaping, storm water management, etc.

The use is permitted in the zone and no variances are required.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING SCHEDULE: INDUSTRIAL PARK (IP-3)			
DESCRIPTIONS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING		LOTS 6-8	LOTS 6-8
Minimum Lot Area	4,000 S.F.	13,200 S.F.	13,200 S.F.
Minimum Lot Frontage	40 FT.	120.0 FT	120.0 FT
Minimum Lot Width (Corner)	60 FT.	N\A	N\A
Minimum Front Yard	25 FT.	N\A	41 FT.
Minimum Side Yard	5 FT.	N\A	6 FT.
Minimum Rear Yard	5 FT.	N\A	8.0 FT.
Maximum Floor Area Ratio	N/A	N\A	N\A
Maximum Lot Coverage	80%	41%	59%
Building Coverage	50%	N\A	50%
Maximum Building Height	2 STY.\ 25 FT.	N\A	1 STY/25 FT
PARKING DATA			
REQUIRED			
WAREHOUSE - 1 SPACE/EMPLOYEE	= 0 EMPLOYEES		0 SPACES
ON MAX.SHIFT			
TOTAL REQUIRED = 0 SPACES			
STORM WATER RUNOFF WILL BE HANDLED BY REGIONAL DETENTION BASIN			

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).