

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD []
ZONING BOARD []

APPLICATION NO. PBA-22-010
DATE OF SUBMISSION 7/12/2022

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)
- | | | |
|--------------------------|--|----------------------|
| 1. Minor Subdivision [] | 4. Site plan Prelim. [] | 7. C.40:55D-70A [] |
| 2. Major Sub-Prelim. [] | 5. Site Plan Final <input checked="" type="checkbox"/> | 8. C.40:55D-70B [] |
| 3. Major Sub-Final [] | 6. Conditional Use [] | 9. C.40:55D-70C [] |
| | | 10. C.40:55D-70D [] |
2. **APPLICANT'S NAME:** CHUC LOC ENTERPRISE LLC
STREET ADDRESS: 59 Hazelhurst Ave **TELEPHONE:** (609) 375-6901
CITY & STATE: Ewing, NJ **ZIP CODE:** 08638
3. **OWNER'S NAME:** YNB Real Estate Holding Co., Inc.
STREET ADDRESS: 300 Fifth Ave **TELEPHONE:** 412-445-6613
CITY & STATE: Pittsburgh, PA **ZIP CODE:** 15222
4. **LOCATION:**
STREET ADDRESS: 40 Scotch Road
SECTION NO. 364 **LOT NO.** 66 **TAX MAP** _____ **ZONE DIST.** _____
5. **DESCRIPTION OF PROPOSED USE:**
Brief Description of Application: Restaurant with a drive-thru

6. **ZONE REQUIREMENTS:**

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	33.8'				15'	
One Side	NA				12'	
Both Sides	NA				24'	
Rear	184.47				12'	
Other						
Height	13.3				20'	
Bldg. Coverage	6.9%					
Total Coverage	62.7%				75%	
Parking	29				19	
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**
 NO YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [] NO []

8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**
Undue Hardship Consideration: _____

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

NA

10. **REQUESTS FOR WAIVERS: (Reasons)**

NA

11. **PREVIOUS APPEALS OR ACTIVITY:**
NO [] YES [] If yes, Date: _____ Type: _____ Zoning Board [] Approved []
Planning Board [] Disapproved []

12. **LIST OF INDIVIDUALS WHO PREPARED PLANS:**
Engineer: Joseph Mester Phone: (609) 882-0616
Address: 2193 Spruce St, Ewing, NJ 08638
Planner: _____ Phone: () _____
Address: _____
Lawyer: Steven Nguyen, Esq Phone: (732) 582-6762
Address: 279 Amboy Ave, Woodbridge, NJ 07095

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

Site Plan set prepared by Trenton Engineering - 5 pages

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 owner of 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.



Applicant's Signature