

**RIDER TO APPLICATION  
OF  
SUBURBAN SQUARE ASSOCIATES, LP**

**Applicant/Owner:** Suburban Square Associates, LP  
**Property:** 25-51 Scotch Road  
Block 365 Lots 11, 20  
1300-1320 Parkway Avenue  
Block 365 Lot 12, 13  
**Zone:** TC - Town Center Zone  
Town Center Redevelopment Plan  
**Application:** Preliminary and Final Major Subdivision;  
Preliminary and Final Major Site Plan

The applicant and owner, Suburban Square Associates, LP (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for preliminary and final major subdivision and preliminary and final major site plan approval, and bulk variance relief, as well as deviations and waiver relief, if any, in connection with a property having an address of 1300-1320 Parkway Avenue and 25-51 Scotch Road, known and designated on the Tax Map as Block 365, Lots 11, 12, 13 & 20 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the TC – Town Center Zone and the Town Center Redevelopment Plan.

The Property consists of approximately 10.96 acres (477,307 s.f.) developed with a commercial shopping center and a second commercial building, as well as associated parking, landscaping &c. The Applicant proposes to subdivide the property into four new lots for flexibility for financing purposes TC. The Applicant to develop proposed Parcel "B" with an approximately 2,313 s.f. Starbucks store with drive through, along with associated improvements such as landscaping and a trash enclosure. The Applicant further proposes to make parking improvements such as parking lot islands, restriped parking, and additional ADA parking spaces on proposed Parcels "A" and "C", which will contain the existing shopping center. Proposed Parcel "D" will contain the second commercial building and associated parking.

The following is a list of relief required:

Proposed Parcel "A":

- Minimum side yard setback of 12' is required, whereas 0' is proposed. A variance is required.

Proposed Parcel "B":

- A maximum of 1 façade sign is permitted, whereas 5 façade signs are proposed, including on sides of the building not fronting the street. A variance is required.

Proposed Parcel "C":

- Minimum side yard setback of 12' is required, whereas 0' is proposed. A variance is required.

The following is the zoning data for your convenience, which is included on the plans and notes submitted herewith:

<b>ZONING TABLE PARCEL 'A'</b>			
ZONE: TC - TOWN CENTER DISTRICT USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT			
<b>BULK REQUIREMENTS</b>			
<i>ITEM</i>	<i>CODE</i>	<i>PERMITTED</i>	<i>PROPOSED</i>
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	103,414 SF (2.37 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	165.5'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	136.30' (ENC)
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	0.0' (V)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	26.08'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	2 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 ½ STORIES OR 20.0'	2 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	89.67% (92,731 SF) (ENC)
KEY =			(V) VARIANCE REQUIRED
			(ENC) EXISTING NON CONFORMITY

<b>ZONING TABLE PARCEL 'B'</b>			
ZONE: TC - TOWN CENTER DISTRICT USE: RESTAURANT, BAR, OR SIMILAR ESTABLISHMENT SERVING FOOD OR BEVERAGES. (NEW DRIVE-THROUGH SERVICES MAY BE CONSIDERED UPON STRICT CONDITION)			
<b>BULK REQUIREMENTS</b>			
<i>ITEM</i>	<i>CODE</i>	<i>PERMITTED</i>	<i>PROPOSED</i>
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	46,923 SF (1.07 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	294.6'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	43.0'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	50.7'
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	74.7'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	+/- 23.0'
MIN PERMITTED HEIGHT	§ 215-31	1 ½ STORIES OR 20.0'	+/- 23.0'
MAX LOT COVERAGE	§ 215-31	75.0%	81.67% (38,324 SF) (ENC)
MIN. DRIVEWAY WIDTH (45 DEGREE STALLS)	§ 215-36C(4)(C)	14.0'	16.0'
KEY =			(V) VARIANCE REQUIRED
			(ENC) EXISTING NON CONFORMITY

## ZONING TABLE PARCEL 'C'

ZONE: TC - TOWN CENTER DISTRICT  
USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT

### BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	239,676 SF (5.50 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	356.60'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	SCOTCH ROAD: 223.20' (ENC) PARKWAY AVENUE: 63.37'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	0.0' (V)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	35.40'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	2 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 ½ STORIES OR 20.0'	2 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	92.69% (222,150 SF) (ENC)
KEY =			(V) VARIANCE REQUIRED
			(ENC) EXISTING NON CONFORMITY

## ZONING TABLE PARCEL 'D'

ZONE: TC - TOWN CENTER DISTRICT  
USE: COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT

### BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA, CORNER LOT	§ 215-31	22,500 SF (0.52 AC)	87,294 SF (2.0 AC)
MIN LOT WIDTH, CORNER LOT	§ 215-31	150.0'	210.20'
MIN YARD SETBACKS			
FRONT YARD	§ 215-31	15.0' FROM STREET R/W (65.0' MAXIMUM)	57.00'
SIDE YARD	§ 215-31	12.0' FROM SIDE LOT LINE (EACH)	11.70' (ENC)
REAR YARD	§ 215-31	12.0' FROM REAR LOT LINE	285.10'
MAX PERMITTED HEIGHT	§ 215-31	5 STORIES OR 75.0'	1 STORY
MIN PERMITTED HEIGHT	§ 215-31	1 ½ STORIES OR 20.0'	1 STORY
MAX LOT COVERAGE	§ 215-31	75.0%	92.41% (80,672 SF) (ENC)
KEY =			(V) VARIANCE REQUIRED
			(ENC) EXISTING NON CONFORMITY

The following are the parking calculations for your convenience:

<b>PARKING REQUIREMENTS PARCEL 'A'</b>		
<i>ITEM</i>	<b>REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 23,013 SF / 200 = 116 REQUIRED SPACES	127 SPACES

<b>PARKING REQUIREMENTS PARCEL 'B'</b>		
<i>ITEM</i>	<b>REQUIRED</b>	<b>PROPOSED</b>
RESTAURANT, BAR, OR SIMILAR ESTABLISHMENT SERVING FOOD OR BEVERAGES	1 FOR EACH 2 SEATS PROVIDED, PLUS 1 FOR EACH EMPLOYEE	61 SPACES

<b>PARKING REQUIREMENTS PARCEL 'C'</b>		
<i>ITEM</i>	<b>REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 57,460 SF / 200 = 288 REQUIRED SPACES	307 SPACES

<b>PARKING REQUIREMENTS PARCEL 'D'</b>		
<i>ITEM</i>	<b>REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL, RETAIL, OR PERSONAL SERVICE ESTABLISHMENT	1 SPACE PER 200 SF OF GROSS FLOOR AREA 8,379 SF / 200 = 42 REQUIRED SPACES	156 SPACES

<b>OVERALL PARKING REQUIREMENTS</b>		
<i>ITEM</i>	<b>REQUIRED</b>	<b>PROPOSED</b>
SHOPPING CENTER (COMMUNITY)	5.5 FOR EACH 1000 SF OF GROSS LEASABLE AREA 91,161 SF / 1000 = 91.161 * 5.5 = 501.39 = [502 SPACES]	651 SPACES

Lastly, 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).