

**RIDER TO APPLICATION
OF
PINE STREET VENTURES, LLC**

Applicant: Pine Street Ventures, LLC
Owner: 1400 Parkway LLC
Property: 1460 Parkway Avenue
 Block 365, Lot 9.01
Zone: Parkway Avenue Redevelopment Area ("PARA")
Application: Minor Subdivision; Preliminary and Final Site Plan

The applicant, Pine Street Ventures, LLC (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for minor subdivision and preliminary and final site plan approval, as well as waiver relief, if any, in connection with a property having an address of 1460 Parkway Avenue, known and designated as Block 365, Lot 9.01 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the Parkway Avenue Redevelopment Area ("PARA").

The Property consists of an approximately 4.82-acre (209,840-s.f.) vacant parcel. The Applicant proposes to subdivide the property into two lots. Proposed Lot 9.03 will be 1.23 acres (53,433 s.f.) to be developed with a four-story 50-unit affordable senior housing building, as well as associated improvements such as parking, landscaping, trash enclosure and the like. Proposed Lot 9.04 will consist of 3.59 acres (156,407 s.f.) and will be the subject of a future application for a four-story mixed-use building proposed to contain 120 residential units as well as 6,800 s.f. of commercial space. The present application is for the subdivision and senior housing building only due to HMFA application deadlines.

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

Parkway Avenue Redevelopment Plan – Zoning Schedule							
1460 Parkway Avenue - Block 365, Lot 9.01							
	Required	Existing	Complies	Proposed Lot 9.03	Complies	Proposed Lot 9.04	Complies
Use		Vacant	N/A	Low-Rise Multifamily	Yes	Low-Rise Mixed-Use	Yes
Unit Count	N/A	N/A	N/A	50	N/A	120	N/A
Lot Area	N/A	209,840 SF 4.82 AC	N/A	53,433 SF 1.23 AC	N/A	156,407 SF 3.59 AC	N/A
Minimum Front Yard Setback (Build-To Setback)	0-25 Ft	N/A	N/A	20.0 Ft	Yes	N/A	N/A
Minimum Side Yard Setback	N/A	N/A	N/A	15.0	N/A	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A	N/A	125.0 Ft	N/A	N/A	N/A
Maximum Impervious Coverage	N/A	N/A	N/A	70.2%	N/A	N/A	N/A
Maximum Stories	5	N/A	N/A	4	Yes	N/A	N/A
Maximum Building Height	75 Ft	N/A	N/A	43.5 Ft	Yes	N/A	N/A
Parking Space Size	8.5 x 18	N/A	N/A	8.5 x 18	Yes	N/A	N/A

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).