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www.fvhdpc.com

June 23, 2022

Ms. Karen Bruccoleri, Planning Board Secretary
Ewing Township Planning Board
Ewing Municipal Building
2 Jake Garzio Drive
Ewing, NJ 08628

Re: New Emergency Generator at Ewing High School
Ewing Public Schools, Mercer Co., NJ - FVHD #5288A

Dear Ms. Bruccoleri:

In accordance with NJSA 40:55D-31 and in preparation for the July 7, 2022 Planning Board meeting, we are submitting this project for your review and approval for compliance with Township of Ewing's Master Plan. Enclosed herewith are three (3) signed and sealed copies of the following drawings, disc and Land Use Application:

<u>Drawing Number</u>	<u>Drawing Description</u>
SU-1	Electrical Planning Board Site Plan

NJSA 18A:18A-16 provides ten (10) days for the Local Planning Board to submit its comments or recommendations, if any, to the New Jersey Department of Education, Office of School Facilities at Post Office Box 500, Trenton, NJ 08625-0500.

In accordance with NJSA 18A:18A-49, the School Board may secure the approval of their final construction plans and specifications by the New Jersey Department of Community Affairs (DCA) or an appropriately DCA licensed / local Municipal Code Official.

Please submit your approval and/or recommendations at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,

George R. Duthie, Jr., AIA, PP
Principal

CRD:llk
Enclosures

cc: NJDOE Manager
Mr. Roger Jinks, Interim Exec. Co. Supt., Mercer County Office of Education
Mr. Michael Nitti, Superintendent of Schools, The Ewing Public Schools
Mr. Dennis J. Nettleton, CPA, RSBA, SFO, Business Admin./B.S., The Ewing Public Schools
Mr. Stephen W. Schreyer Jr., AIA, NCARB, LEED, FVHD Architects
Ms. Lisa L. Kutch, Administrative Assistant, FVHD Architects



Courtesy Review

TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-22-007

ZONING BOARD []

DATE OF SUBMISSION 6/24/2022

Filing Fee \$ _____ Receipt or Check No. _____ 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 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 FVHD Architects - George R. Duthie, Jr., AIA, PP (FVHD #5288A)

STREET ADDRESS 1515 Lower Ferry Road TELEPHONE (609) 883-7101

CITY AND STATE Ewing, NJ ZIP CODE 08618

3. OWNER'S NAME Ewing Public Schools-Mr. Dennis Nettleton, Business Admin/Board Secretary

STREET ADDRESS 2099 Pennington Road TELEPHONE (609) 538-9800

CITY AND STATE Ewing, NJ ZIP CODE 08618

4. LOCATION Ewing High School

STREET ADDRESS 900 Parkway Avenue, Ewing, NJ 08618 TELEPHONE (609) 538-9800

SECTION No. _____ LOT NO. 86/Block487 TAX MAP 44-104 ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Installation of a new generator to provide back up power for life safety and security systems such as fire alarm, telephones, communication and video cameras. Additional loads to be connected will be determined. A portion of the cost of this project is being funded by a school security grant.

6. DEED RESTRICTIONS OR COVENANTS:

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

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

Under Hardship Consideration:

n/a



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	110'+/-				50'	
One Side	81'+/-				30'	
Both Sides	230'+/-				60'	
Rear	N/A				50'	
Other	23.95Ac				40,000 sf	
Height	35'				35'/2.5sty	
Bldg. Coverage	16.53%				15%	
Total Coverage					40%	
Parking	343					
Other						
Other						
Other						

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

10. REQUESTS FOR WAIVERS: (Reasons)

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 French & Parrello Associates, P.A. Phone (732) 312-9800
 Address 1800 Route 34, Suite 101, Wall, NJ 07719
 Planner _____ Phone _____
 Address _____
 Lawyer Mr. Joseph Roselle, Esq. (Bd Atty.) Phone (973) 540-7349
 Address 200 Park Avenue, Florham Park, NJ 07932



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

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.


Applicant's Signature