



John J. Veisz, AIA, CSBA  
William D. Hopkins III, AIA, LEED AP, NCARB  
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www.fvhdpc.com

June 23, 2022

**RECEIVED**

JUN 24 2022

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

Ewing Township Code Enforcement Office  
2 Jake Garzio Dr  
Ewing NJ 08628

Re: New Exterior Sign at Ewing HS  
Ewing Public Schools, Mercer Co., NJ, - FVHD #5411

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>
C0.0	Campus Site Plan
C1.0	Existing Conditions, Demolition, Site and Grading Plans
C3.0	Details

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

GRD: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



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

Courtesy Review

PLANNING BOARD [ ] APPLICATION NO. PBA-22-008  
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 #5411)  
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/Block 487 TAX MAP 44/104 ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Removal of existing exterior sign and replacement with a new sign. Scope of work to include removal of old sign and structure, installation of new sign structure, new message board sign, landscaping and related electrical work.

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 Edwards Engineering Group, Inc.- William Edwards, P.E. Phone (908) 231-9595

Address 69 West End Avenue, Somerville, NJ 08876

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