



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

ZONING BOARD [X]

APPLICATION NO. ZBA-22-002

DATE OF SUBMISSION 6/6/2022

Filing Fee \$ _____ Receipt or Check No. _____ Received By: KCB

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

Minor Subdivision []	Site plan Prelim. [X]	C.40-55D-70A []
Major Sub-Prelim []	Site Plan Final [X]	C.40-55D-70B []
Major Sub-Final []	Conditional Use []	C.40-55D-70C [X]
		C.40-55D-70D [X]

2. APPLICANT'S NAME Full Tilt Labs, LLC

STREET ADDRESS 1 Eric Court TELEPHONE _____
CITY AND STATE Lawrenceville, N.J. ZIP CODE 08648

3. OWNER'S NAME Full Tilt Labs, LLC

STREET ADDRESS 1 Eric Court TELEPHONE _____
CITY AND STATE Lawrenceville, NJ ZIP CODE 08648

4. LOCATION

STREET ADDRESS 352 Eggerts Crossing Road TELEPHONE _____
SECTION NO. 214.19 LOT NO. 4 TAX MAP 21 ZONE DIST. R2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The existing property is currently a mixed use site and contains a single family residence and a landscape & property maintenance business. The applicant is seeking an approval to add a cannabis grow site that will require the construction of a 9,000 square foot single story buildin and the outlining of parking spaces for employees and equipment. The will be no retail sales.

6. DEED RESTRICTIONS OR COVENANTS:

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

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

The variances requested for the most part are pre-existing non conformities. The exceptional narrowness forthe property contribute to the hardship.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	43.7 Ft				40 Ft.	Principal
One Side	28.2 Ft.				10 Ft.	Principal
Both Sides					N/A	
Rear	777.09 Ft				35'	Principal
Other Lot Size	10,000 SF				127,143 SF	
Height	18.5 Ft.				35 Ft.	Principal
Bldg. Coverage	11.82%				18%	
Total Coverage	61.39%				26%	Variance Required
Parking						
Other Side Yard Setback	4.6 Ft.				5.0 Ft.	Accessory-Variance Required
Other Rear Yard Setback	3.7 Ft.				5.0 Ft.	Accessory-Variance Required
Other Building Height	15 Ft.				29.3 Ft.	Accessory -Variance Requested

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

Ther site is particularly suited for the intended use in that it is currently being used as a commercial Landscape and Property Maintenance business and was previously used as a Fuel Delivery Business, a Golf Cart Repair and Sales business and a vehicle storage site.

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:

NO ☐ YES ☒ If yes, Date: _____ Type: use
 Zoning Board ☒ Planning Board ☒ Approved ☐ Disapproved ☐

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Princeton Junction Engineering, P.C. Phone _____
 Address P.O. Box 610, Princeton Junction, NJ 609-799-1906 ext.-11
 Planner John Taikina 732-421-5675 Phone _____
 Address _____
 Lawyer Robert Ridolfi-609-333-9977 Phone _____
 Address 26 Harbourn-ton-Woodsville Road, Pennington, NJ 08534



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

Preliminary & Final Site Plans prepared by Princeton Junction Engineering and Architectural Plans of the Proposed Building by Shirk, LLC
Odor Mitigation Plan from Corrao-Bract & Pistil

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.

salvatore piazza

Applicant's Signature