



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

APPLICATION NO. ZBA-22-005

ZONING BOARD [ ]

DATE OF SUBMISSION 11/3/2022

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

2. APPLICANT'S NAME Homes by TLC, Inc.

STREET ADDRESS 1880 Princeton Avenue TELEPHONE \_\_\_\_\_

CITY AND STATE Lawrenceville, NJ ZIP CODE 08648

3. OWNER'S NAME A.N.B.L. LLC

STREET ADDRESS PO Box 305 TELEPHONE \_\_\_\_\_

CITY AND STATE South River, NJ ZIP CODE 08882

4. LOCATION

STREET ADDRESS 1219-25 Lower Ferry Road TELEPHONE \_\_\_\_\_

SECTION No. 364.01 LOT NO. 22.01, 22.02, 22.03, 22.04 TAX MAP 57 ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See plans and rider to application.

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:

See plans and rider to application.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

**SEE PLANS AND RIDER TO APPLICATION**

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

See plans and rider to application.

10. REQUESTS FOR WAIVERS: (Reasons)

See plans and rider to application.

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: 06/07/2007 Type: Subdivision See Rider to Application.  
Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Christopher Pickell, AIA Phone (908) 788-0048  
Address 115 Main Street, Flemington, NJ 08822  
Planner Elizabeth McManus, PP, AICP, LEED AP Phone (609) 257-6707  
Address 2 East Broad Street, Second Floor, Hopewell, NJ 08525  
Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100  
Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



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

Plans entitled "Proposed New Duplex Homes for Homes by TLC, Inc." prepared by Christopher Pickell, AIA, Pickell Architecture, LLC, dated October 28, 2022 and consisting of one sheet labeled "A1."

14. ADDITIONAL INFORMATION

See plans and rider to application.

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.

Dino Spadaccini, Esq.  
Attorney for Applicant

**ADDENDUM TO APPLICATION  
OF  
HOMES BY TLC, INC.**

**Applicant:** Homes by TLC, Inc.  
**Owner:** A.N.B.L. LLC  
**Property:** 1219-25 Lower Ferry Road  
Ewing, NJ 08618  
Block 364.01, Lots 22.01, 22.02, 22.03, 22.04  
**Zone:** R-2 Residential District, Single-Family Detached  
**Application:** Use Variance and Administrative Waiver of Site Plan

The applicant, Homes by TLC, Inc. (the "Applicant"), is filing this application with the Ewing Township Zoning Board of Adjustment (the "Board") for use variance approval pursuant to N.J.S.A. 40:55D-70(d)(1), bulk variance relief and administrative waiver of site plan for approval of four two-story residential duplex buildings in connection with parcels having an address of 1219-25 Lower Ferry Road, known and designated on the Tax Map as Block 364.01, Lots 22.01, 22.02, 22.03 and 22.04, Sheet 57 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the R-2 Residential District, Single-Family Detached ("R-2"). The owner of the Property is A.N.B.L., LLC.

The aforesaid Property was the subject of the following prior approvals:

- Resolution of Memorialization bearing No. 2007-13 dated June 7, 2007 memorializing action taken by the Planning Board on May 3, 2007 for preliminary and final major subdivision approval creating four (4) new lots with variances, &c.
- Resolution of Memorialization bearing No. 2007-33 dated February 7, 2008 memorializing action taken by the Planning Board on December 6, 2007 for a six month extension of the aforesaid preliminary and final major subdivision approval creating four (4) new lots with variances, &c.

The Property consists of four parcels that were created by a prior subdivision totaling approximately 3.925 acres. The Applicant is proposing to build a residential duplex on each of the four parcels, as well as associated improvements including a shared driveway, parking, &c. The residential duplexes will be operated by Homefront, Inc. to provide low-income and resource housing.

The proposed residential duplex buildings are not a permitted use in the R-2 zoning district. Accordingly, a use variance is required. The Applicant is also seeking bulk variance relief as set forth below and administrative waiver of site plan and any and all required variances and design waivers. In the event the administrative waiver of site plan is not granted, the Applicant will bifurcate this application pursuant to N.J.S.A. 40:55D-76(b), wherein this application is for the approval of the use variance and other relief contained herein, and the Applicant will thereafter submit a subsequent application for site plan and any and all required variances and design waivers.

The following is a summary of the relief required:

- Two-family residences are not a permitted use in the R-2 zoning district. Accordingly, a use variance is required.
- Rear yard setback of 35' is required, whereas 29.25' is proposed on lot 22.01 and 30' is proposed on lot 22.02.

The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance. The proposed low-income housing use is an inherently beneficial use.

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).