

**RIDER TO APPLICATION  
OF  
FRIENDS FOREVER PET CREMATORY LIMITED LIABILITY COMPANY**

**Applicant:** Friends Forever Pet Crematory Limited Liability Company  
**Owner:** Spike Realty Limited Liability Company  
**Property:** 1879 Pennington Road  
Block 496 Lot 1  
**Zone:** R-1 Residential District, Single-Family Detached  
**Application:** d(2) Use Variance; Preliminary and Final Major Site Plan; Bulk Variance

The applicant, Friends Forever Pet Crematory Limited Liability Company (the "Applicant"), is filing this application with the Ewing Township Zoning Board of Adjustment (the "Board") for d(2) use variance relief, preliminary and final major site plan approval, and bulk variance relief, as well as waiver relief, if any, in connection with a property having an address of 1879 Pennington Road, known and designated as Block 496, Lot 1 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the R-1 Zoning District, Single-Family Detached.

The Property consists of an approximately 28,148-s.f. parcel developed with two buildings: an approximately 1,544-s.f. office building and a separate 600-s.f. crematorium. The Applicant proposes to expand the footprint of existing crematorium building by 900 s.f. and to increase the height of the crematorium building from 15' and 1 story to 22.5' and 1.5 stories. The expanded crematorium will contain a 135-s.f. mezzanine. The Applicant further proposes to build a connection between the two buildings, which will house a service corridor. In addition to the building improvements, the Applicant proposes associated improvements including a stand-by generator, landscaping, a rain garden for stormwater management, parking and the like.

The pet crematorium is a preexisting nonconforming use in the R-1 Residential Zoning District. The Applicant requires a d(2) use variance for the proposed expansion of the nonconforming use.

The following is a list of relief required:

- Minimum rear yard setback of 40' is required, whereas 84.3' exists and 36.7' is proposed. A variance is required.
- Maximum impervious coverage of 22% (or 24% with certain stormwater reduction techniques implemented) is permitted whereas 26.43% exists and 26.46% is proposed. A variance is required.

The following is the zoning data for your convenience, which is included on the plans and notes submitted herewith:

ZONE: R-1      EXISTING USE: CEMETERY (CREMATORY FOR PETS)      CONSTRUCTION TYPE: V-B

**ZONING DATA**

BLOCK	LOT	ADDRESS	OWNER
496	1	1879 PENNINGTON AVENUE	SPIKE REALTY LIMITED

ITEM REGULATED	PER CODE (215-14)	EXISTING LOT 1	PROPOSED LOT 1	LEVEL OF CONFORMANCE
<b>PRINCIPAL BUILDING</b>				
(a) Lot area, corner lot:	22,500 square feet, min.	28,148 SF	NO CHANGE	CONFORMS
(b) Lot area, interior lot:	18,750 square feet, min.	N.A.	N.A.	N.A.
(c) Lot frontage:	125 feet, minimum.	145.46 FT	NO CHANGE	CONFORMS
(d) Lot width, corner lot:	150 feet, minimum.	154.85 FT	NO CHANGE	CONFORMS
(e) Lot width, interior lot:	125 feet, minimum.	N.A.	N.A.	N.A.
(f) Lot depth:	125 feet, minimum.	147.07	NO CHANGE	CONFORMS
(g) Front yard:	50 feet, minimum.	61.4 FT	NO CHANGE	CONFORMS
(h) Side yard, each:	20 feet, minimum.	44.3 FT	29.1 FT	CONFORMS
(i) Rear yard:	40 feet, minimum.	84.3 FT	36.7 FT	VARIANCE REQUIRED
(j) Height:	2 1/2 stories, 35 feet, max	1 ST, 15 FT	1.5 ST, 22.5 FT	CONFORMS
<b>ACCESSORY BUILDING</b>				
ATTACHING EXISTING ACCESSORY BUILDING				
(a) Distance to principal bldg:	20 feet, minimum.	20 FT	N.A.	N.A.
(b) Side yard, each:	10 feet, minimum.	29.1 FT	N.A.	N.A.
(c) Rear yard:	10 feet, minimum.	46.7 FT	N.A.	N.A.
(d) Height:	1 story, 15 feet, max	1 ST 15 FT	N.A.	N.A.
<b>COVERAGE</b>				
(a) PRINCIPAL BUILDING	15%	5.8%	11.8%	CONFORMS
(b) TOTAL IMPERVIOUS	22% (24% + mitigation)	26.43%	26.46%	VARIANCE
(c) ACCESSORY BUILDING	25-30% of Principal Building	36.6%	N.A.	CONFORMS
<b>FLOOR AREA RATIO</b>				
Column 1	> 25,000 sf Break Point		3,320 < 3,400	CONFORMS
Column 2	25,000 sf Starting Point			
Column 3	0.00 Add'l Area Multiplier			
Column 4	3,400 Base Floor Area			
<b>DRIVEWAY</b>				
	10' SIDE YARD SETBACK		12.95 FT	CONFORMS

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. 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.

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).