



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

Revised 9.30.2024
and 11.6.2024

PLANNING BOARD [] APPLICATION NO. ZBA-24-003
ZONING BOARD [X] DATE OF SUBMISSION 8/26/2024
Filing Fee \$ 50.00 Receipt or Check No. 1157 Received By: IW

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 type="checkbox"/>	C.40-55D-70B	<input type="checkbox"/>
Major Sub-Final	<input type="checkbox"/>	Conditional Use	<input checked="" type="checkbox"/>	C.40-55D-70C	<input type="checkbox"/>
				C.40-55D-70D	<input checked="" type="checkbox"/>

2. APPLICANT'S NAME ISLAMIC CENTER OF EWING
STREET ADDRESS 685 Parkway Avenue TELEPHONE (609) 658-5316
CITY AND STATE Ewing, NJ ZIP CODE 08618

3. OWNER'S NAME Same as above
STREET ADDRESS _____ TELEPHONE _____
CITY AND STATE _____ ZIP CODE _____

4. LOCATION
STREET ADDRESS 30 New Hilcrest Avenue TELEPHONE _____
SECTION No. 74 LOT NO. 45-51 TAX MAP 6 ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Proposed - House of Worship. See plans, supporting documents and Narrative.

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, supporting documents and Narrative.



8. ZONE REQUIREMENTS

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

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

Testimony will be provided in support of the positive criteria (inherently beneficial) and the negative criteria (the site can accommodate the use without significant impacts to the public and the zone plan).

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 Joseph Mancini, PE, PP,CFM Phone (856) 677-8742

Address 27 W Church Street, Blackwood, NJ 08012

Planner Joseph Mancini, PE, PP,CFM Phone (856) 677-8742

Address 27 W Church Street, Blackwood, NJ 08012

** Lawyer Naeem Akhtar,ESQ Phone (856) 380-0079

Address 331 NORTH POST ROAD, P.O. BOX 832PRINCETON JUNCTION NJ 08550

**Received email from Applicant on November 6, 2024 that Attorney Akhtar has been replaced by Dino Spadaccini.



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

Please see attached list of plans, and other related documents.

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.

Qareeb Bashir

Applicant's Signature

ZONE: R-2 RESIDENTIAL				
REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	30,000 SF. ⁽¹⁾	35,000 SF.	35,000 SF.	C
MIN. FRONTAGE	80 FT.	350 FT.	350 FT.	C
MIN. FRONT YARD	40 FT.	-	20 FT.	V
MIN. REAR YARD	35 FT.	-	24 FT.	V
MIN. SIDE YARD	10 FT.	-	10.5 FT.	C
MAX. BUILDING COVER	40% (14,000 SF) ⁽¹⁾	-	25.0% (8,745 SF)	C
MAX. IMPERVIOUS COVER	60% (21,000 SF) ⁽¹⁾	17,540 SF. (50.1%)	75.4% (24,600 SF)	V
MIN. LOT DEPTH	110 FT.	100 FT.	100 FT.	ENC
MIN. LOT WIDTH	80 FT.	350 FT.	350 FT.	C
PARKING SETBACK	40 FT. ⁽¹⁾	-	28 FT.	V
BUILDING HEIGHT	2.5 ST/35 FT.	-	35 FT.	C
MAX. FLOOR AREA RATIO	25% (8,750 SF) ⁽¹⁾	-	42.4% (14,845 SF) ⁽²⁾	V

C = CONFORMS, ENC= EXIST. NON-CONFORMING, V= VARIANCE REQUIRED, N/A= NOT APPLICABLE

- (1) CONDITIONAL USE REQUIREMENTS
- (2) INCLUDES 6,100 SF OF BASEMENT AREA.

VARIANCES REQUIRED:

THE FOLLOWING VARIANCES FROM THE CONDITIONAL USE REQUIREMENTS OF 215-35.C(2) ARE REQUESTED

1. TO PERMIT A MAXIMUM FLOOR AREA RATION OF 42.4% WHERE 25% MAXIMUM IS PERMITTED
2. TO PERMIT A PARKING SETBACK OF 28 FT. WHERE 40FT. MINIMUM (THE FRONT YARD SETBACK IN R-2 ZONE) IS REQUIRED.
3. TO PERMIT A MAXIMUM LOT COVERAGE OF 75.4% WHERE 60% MAXIMUM IS PERMITTED.

THE FOLLOWING BULK VARIANCES ARE REQUESTED FROM 215-15.D(1):

1. TO PERMIT A FRONT YARD SETBACK OF 20FT. WHERE 40 FT. MINIMUM IS REQUIRED.
2. TO PERMIT A REAR YARD SETBACK OF 24 FT. WHERE 35 FT. MINIMUM US REQUIRED.

PARKING REQUIREMENTS						
USE	REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS	
HOUSE OF WORSHIP	1 SPACE/3 SEATS 100 SEATS	34 SP.	0 SP.	32* SP.	V	

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 *35 TOTAL SPACES PROPOSED (32 ON SITE AND 3 ON-STREET SPACES)