

Preliminary & Final Major Site Plan Application

Blackstone Poultry & Livestock, LLC

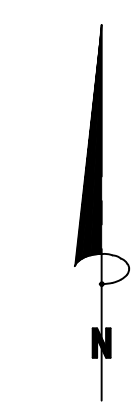
#333-#339 Fourth Street

Tax Map Lots 6 & 8, Block 117, Sheet 5

Ewing Township Mercer County New Jersey



Princeton Junction Engineering, P.C.
Professional Engineers, Land Surveyors and Planners
P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550
Telephone: 609.799.1906 Facsimile: 609.799.1524 Email: pje@pjcpc.com



Property Owners Within 200 Feet Ewing Township

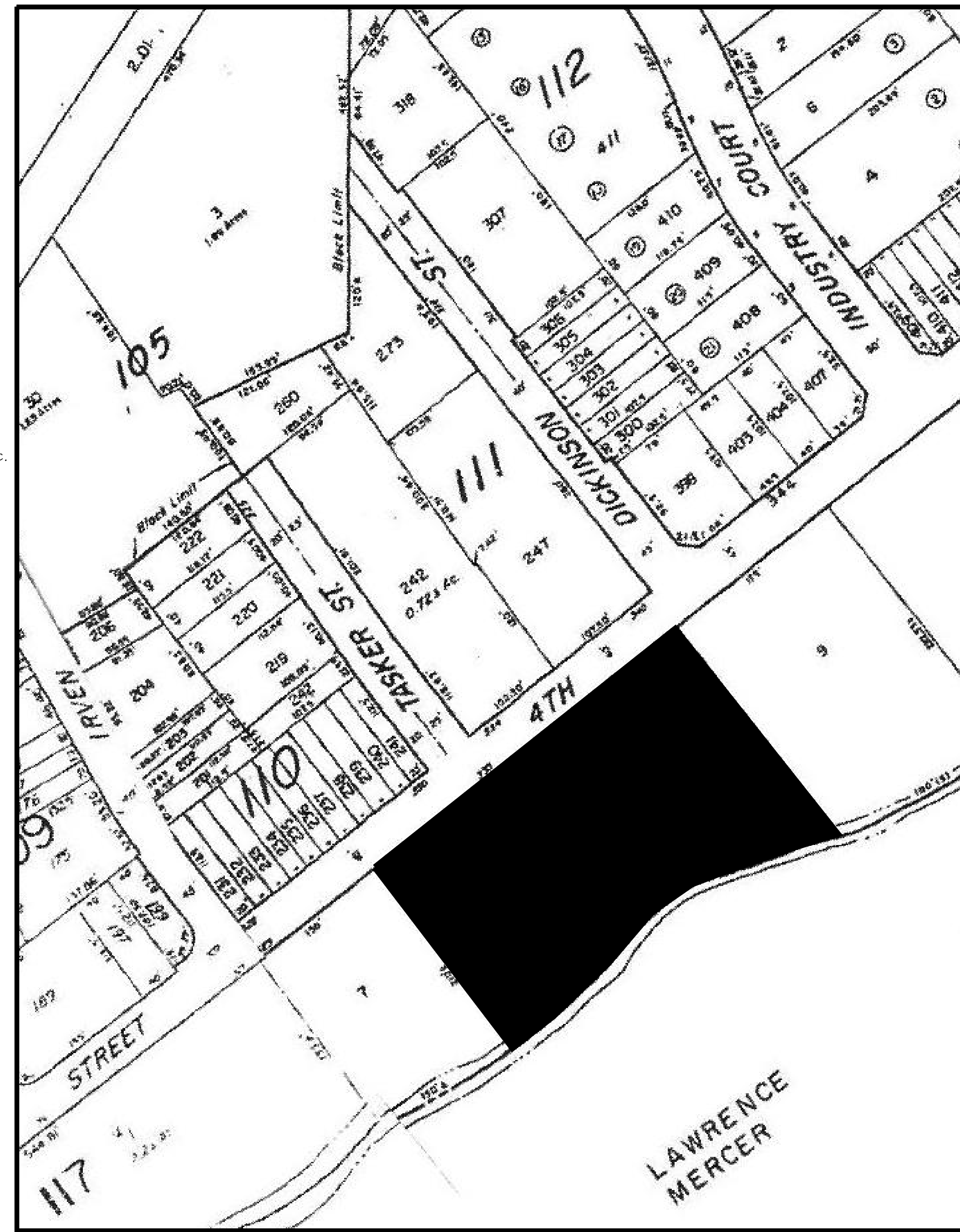
- Block 109**
Lot 199 - 320 Fourth St. - Lo Dan Properties, LLC
- Block 110**
Lot 201 #202-#203 Inven St. - Richard Owen, Et Ux
Lot 219 - #219 Tasker St.-Iven St. Property, LLC
Lots 231-236 - #320-#330 Fourth St.-Richard Owen, Et Ux
- Block 111**
Lot 340 #334 Fourth St.-Hough Petroleum
- Block 112**
Lot 300 Dickenson St. - Terra Fortuna, Inc.
Lot 403 #344 Fourth St. - Robert Ewanis
Lot 404 #350 Fourth St. - D. Miga Holdings, LLC
- Block 117**
Lot 1 #1995 Spruce St. - Inven St. Property, LLC
Lot 2 #355 Fourth St. - Township of Ewing
Lots 6 & 8 - #333-339 Fourth St. - Donald S. Hubsch Co., Inc.
Lot 7 #323 Fourth St. - Hough Capital, LLC
Lot 9 Fourth St. - Township of Ewing

- BLOCK: ALL LOT: ALL**
- Sunoco Pipeline L.P.
Right of Way Dept.
Municipal Complex
525 Fritstown Road
Sinking Spring, PA 19608
 - Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, 7th
Newark, NJ 07102
 - D & R Canal Commission
33 Ripley Street
PO Box 319
Stockton, NJ 08559-0539
 - Mercer County Planning Board
Molde Administration Building
640 South Broad Street, PO Box 8068
Trenton, NJ 08648
 - Clerk of Lawrence Township
2207 Lawrence Road, PO Box 6006
Lawrence Township, NJ 08648
 - Clerk of Ewing Township
Municipal Complex
2 Jake Garzio Drive
Ewing, NJ 08528

Property Owners Within 200 Feet Lawrence Township

- Block 701**
Lots 43 & 44 - Arctic Partners, LLC
- Block 902**
Lot 17 - Township of Lawrence

Corporate Secretary Ewing Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville NJ 08848	Corporate Secretary Public Service Electric & Gas Company 80 Park Plaza, 4th Newark, NJ 07102
N.J. American Water 1005 Laurel Oak Road Voorhees NJ 08043 ATTN: Donna Short	Elizabethtown Gas Company One Elizabethtown Plaza Third Floor East Union NJ 07083-1975
Corporate Secretary Trenton Water Works P.O. Box 528 Trenton NJ 08604	Corporate Secretary Verizon 340 Broad Street Newark, NJ 07102
Asqua Water Company 2875 Eral Road Eral NJ 08051 ATTN: James Barbato	General Manager Concessions Commission 840 Prospect Street Trenton NJ 08618
RCN Corporation 100 Carnegie Center Princeton NJ 08540	Corporate Secretary AT&T 1 AT&T Way Red Bank NJ 07921
Mercer County Planning Board 840 South Broad Street P.O. Box 8068 Trenton NJ 08650-8068	Corporate Secretary Energy Central Power and Light 300 Madison Avenue Morristown NJ 07962
Sun Pipe Line Company ATTN: R-Q-W Department 180 Market Street 26th Floor Philadelphia PA 19103-1699	Corporate Secretary Transcontinental Gas Pipe Line Corporation 2600 Post Oak Boulevard Houston TX 77056
Sunoco Pipe Line, L.P. Right of Way Department Municipal Complex 525 Fritstown Road Sinking Spring PA 19608	Commissioner N.J. Department of Transportation 1208 Parkway Avenue, CH 600 Trenton NJ 08625



Tax Map Sheets 5 & 11

Scale: 1"=80'



Aerial Map

Scale: 1"=120'

Zoning Schedule

Olden Avenue Redevelopment Plan
Subarea 3 Spruce Street Small Business District

Requirement	Required
Minimum Lot Area	8,000 Sq. Ft.
Minimum Lot Width	80 Ft.
Minimum Front Setback	10 Ft.-15 Ft.
Minimum Side Yard Setback-Each	5 Ft.
Minimum Rear Yard Setback	5 Ft.
Maximum Building Height	1-1/2 Stories/25 Ft.
Maximum Lot Coverage	65%
Maximum Floor Area Ratio	0.50

Owner

Donald S. Hubsch & Co., Inc.
333 Fourth Street
Ewing, NJ 08638-2703

Applicant

Blackstone Poultry & Livestock, LLC
89 Dunham Corner Road
East Brunswick, New Jersey

Site Data:

Address
333-339 Fourth Street
Tax Map
Lots 6 & 8
Block 117
Sheet 5

Plan List

- Cover Sheet & Key Map
- Plan of Existing Conditions
- Site Plan
- Site Plan Detail
- Landscape
- Lighting & Signage Plan

D. Geoffrey Brown PE, CME, PP & PLS No. 24327
Frank J. Falcone PLS No. 32112
Martin D. Katz PP No. 3760
Kevin M. Brakel PLS No. 36249
No. 44194

Frank J. Falcone
N.J. Professional Land Surveyor & Professional Planner
Date: 4/23/2021

Kevin M. Brakel
N.J. Professional Engineer
Date: 4/23/2021

Cover Sheet & Key Map
#333 & #339 Fourth Street
of Tax Map Lots 6 & 8; Block 117, Sheet 5 for
Blackstone Poultry & Livestock, LLC
Located in
Ewing Township * Mercer County * New Jersey

Date: 3/19/2021
Scale: 1"=40'
Drawn: FJF
Check: FJF/KMB

Job#: F210218
Dwg: 01-COVER & KEY
View: Window

File # F210218

Sheet 1 of 6

NO.	DATE	DESCRIPTION	BY
1	4/23/2021	As per SRC Review	FJF