

### Zoning Schedule

Olden Avenue Redevelopment Plan  
Subarea 3 Spruce Street Small Business District

Requirement	Required	Existing Los G # 8	Existing Los G # 8
Minimum Lot Area	8,000 Sq. Ft.	80,451 Sq. Ft.	80,451 Sq. Ft.
Minimum Lot Width	80 Ft.	348.43 Ft.	348.43 Ft.
Minimum Front Setback	10 Ft.-15 Ft.	19.6 Ft.	19.6 Ft.
Minimum Side Yard Setback-Each	5 Ft.	19.9 Ft.	19.9 Ft.
Minimum Rear Yard Setback	5 Ft.	81.0 Ft.	81.0 Ft.
Maximum Building Height	1-1/2 Stories/25 Ft.	20.0 Ft.	20.0 Ft.
Maximum Lot Coverage	65%	84.93%	84.93%
Maximum Floor Area Ratio	0.50	24.42%	24.42%

### Parking Requirements

Per Olden Avenue Redevelopment design standards, warehouse use shall provide 1 one (1) parking space per employee for the maximum shift.

The proposed number of employees are as follows:

- Office Staff - 5 employees
- Truck Drivers - 4 employees
- 9 Parking spaces required, 11 provided including 1 van accessible parking space.

### Property Owners Within 200 Feet

- Ewing Township**
- Block 109: Lot 199 - 320 Fourth St. - Lo Dan Properties, LLC
  - Block 110: Lot 201 #202-#203 Iven St. - Richard Owen, Et Ux; Lot 219 - #219 Tasker St.-Iven St. Property, LLC; Lot 231-236 - #320-#330 Fourth St.-Richard Owen, Et Ux
  - Block 111: Lot 340 #334 Fourth St.-Hough Petroleum
  - Block 112: Lot 300 Dickinson St. - Terra Fortuna, Inc.; Lot 403 #344 Fourth St. - Robert Evans; Lot 404 #350 Fourth St. - D. Miga Holdings, LLC
  - Block 117: Lot 1 #1995 Spruce St. - Iven St. Property, LLC; Lot 2 #355 Fourth St. - Township of Ewing; Lots G # 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

### Property Owners Within 200 Feet

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

**BLOCK: ALL LOT: ALL**

Sunoco Pipeline L.P.  
Right of Way Dept.  
Montello Complex  
525 Fritztown Road  
Sinking Spring, PA 19608

Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

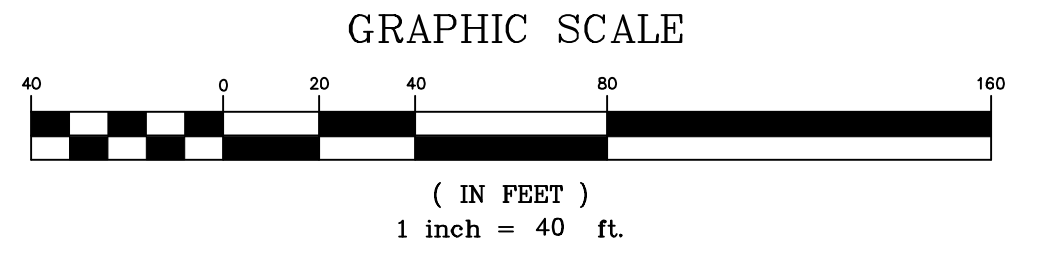
D & R Canal Commission  
33 Risler Street  
PO Box 539  
Stockton, NJ 08559-0539

Mercer County Planning Board  
McDade Administration Building  
640 South Broad Street, PO Box 8068  
Trenton, NJ 08650

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 08628

Site Data:  
Address  
333-339 Fourth Street  
Tax Map  
Lots G # 8  
Block 117  
Sheet 5  
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



### Notes

- The vertical datum elevation shown hereon are NGVD 88 Datum.
- Lots G # 8, Block 117 are located in the 100 Year Flood Plan as shown on FEMA Map Panel 34021C0119F, The flood elevation of 66.2
- The hours of operation are 3:00 am to 8:00 pm, Monday through Saturday.
- This property is subject to the conditions of permits issued by the New Jersey Department of Environmental Protection recorded in Deed Book G165, Page 925. Environmental permits were issued by the Department of Environmental Protection under File Number 1102-07-0009, 1, FWW GP4 120001, Hazardous Site Cleanup FHA 12002 for an Individual Permit to disturb the riparian zone.
- As a condition of Approval, the existing buildings will be painted

**Note:** Location and elevations of underground utilities and features shown hereon, have been collected from various sources and are not guaranteed as to accuracy or completeness. The contractor shall verify all information to his satisfaction prior to excavation or construction. Where existing utilities or features may interfere with proposed construction, test pits shall be dug by the contractor prior to construction to ascertain existing locations and elevations. Any conflicts shall be brought to the attention of the engineer prior to construction to permit adjustments as required to resolve conflicts.

- References**
- Horizontal Datum - Deed Book 3751, Page 8
  - Vertical Datum - USC & G NGVD 29, Bench Mark-Rivet No. 2193 on Bridge Elev. = 66.50
  - Freshwater Wetland Delineated by Joseph Arseneault and Approved by the NJDEP #1102-07-0009, 1, 1/21/2007.
  - Flood Lines as Shown on the Flood Insurance Rate Map Community Panel No. 345295 0004B, 1/15/1988 and Further Updated Flood Insurance Rate Map #345294 and Panel 0119 Suffix F and Map #340250, Panel 119 F, Dated July 20, 2016.



**Princeton Junction Engineering, P.C.**  
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Martin D. Katz, PP No. 3760  
Kevin M. Brakel, PE, CME 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

**Major Site Plan**  
#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: 03-SITE PLAN  
View: Window

File # F210218

Sheet 3 of 6

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