



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-21-001

ZONING BOARD []

DATE OF SUBMISSION 4/23/2021

Filing Fee \$ _____ Receipt or Check No. _____ Received By: FB

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 checked="" type="checkbox"/>]	C.40-55D-70A [<input type="checkbox"/>]
Major Sub-Prelim [<input type="checkbox"/>]	Site Plan Final [<input checked="" type="checkbox"/>]	C.40-55D-70B [<input type="checkbox"/>]
Major Sub-Final [<input type="checkbox"/>]	Conditional Use [<input type="checkbox"/>]	C.40-55D-70C [<input type="checkbox"/>]
		C.40-55D-70D [<input type="checkbox"/>]

2. APPLICANT'S NAME Blackstone Poultry and Livestock, LLC

STREET ADDRESS 89 Dunhams Corner Road TELEPHONE (917) 378-1562

CITY AND STATE East Brunswick, NJ ZIP CODE 08816

3. OWNER'S NAME Donald S. Hubsch & Co., Inc.

STREET ADDRESS 333 Fourth Street TELEPHONE _____

CITY AND STATE Ewing, NJ ZIP CODE 08638

4. LOCATION

STREET ADDRESS 333-339 Fourth Street TELEPHONE _____

SECTION No. 117 LOT NO. 6 & 8 TAX MAP 11 ZONE DIST. _____

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Blackstone Poultry & Livestock, LLC ("Blackstone") is in the chicken distribution business. It plans to use the building located at 333 Fourth Street as its distribution hub. Live chickens will be delivered Monday through Saturday to this site from out of state locations by tractor-trailer transport. The chickens will be unloaded from the trailer into crates and then loaded into box trucks for same day delivery to northern New Jersey and some of the boroughs of New York City. While the box trucks are making their deliveries, the empty trailer will be washed off and disinfected. Upon their return, the box trucks will be washed off and disinfected. The coops will also be washed and disinfected, and stored in the building overnight, to be loaded the next morning in a trailer to be sent to different farm locations, where birds will be loaded into the empty coops, and then transported to the facility, where the process will be repeated. The New Jersey Department of Agriculture has given this location conditional approval subject to local review and approval.

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:

Not applicable.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot # 6 & 8	Required	Variance Requested
Front				19.6'	10'-15'	
One Side				19.9'	5'	
Both Sides						
Rear				81'	5'	
Other						
Height				20'	25'	
Bldg. Coverage				24.42%	50%	
Total Coverage				84.93%	65%	
Parking				11, incl. 1 ADA	9	
Other Area				80,451 Sq. Ft.	8,000 Sq. Ft.	
Other Width				348.43'	80'	
Other						

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

Not applicable. Permitted use.

10. REQUESTS FOR WAIVERS: (Reasons)

The design waivers for preliminary approval are either not applicable or not warranted. In the case of the environmental impact statement, the existing conditions will not be modified to any great degree in light of the DEP's Deed Notice. A slight modification of the cap on the property is proposed, but is subject to DEP consent and modification of the Deed Notice. Similarly, with design waivers for final approval, detailed architectural plans and a staging plan are not warranted in light of proposed changes to the property being limited to landscaping and modification of the DEP Deed Notice cap. With respect to submission waivers, Applicant proposes as conditions of approval, details required at the time of preliminary approval and certification of the bond will be posted for improvements. Finally, will serve letters from utility companies are not warranted as service is already provided for public water and public sewer.

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: 07/03/2008 Type: _____
Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Kevin M. Brackel, P.E. Phone (609) 799-1906
Address 53 North Post Road, Princeton Junction, NJ 08550
Planner Frank J. Falcone, L.S. & P.P. Phone (609) 799-1906
Address 53 North Post Road, Princeton Junction, NJ 08550
Lawyer Jeffrey M. Hall, Esq. Phone (609) 275-0400
Address 101 Grovers Mill Road, Suite 200, Lawrenceville, NJ 08648



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

Land Development Application for Preliminary and Final Site Plan Approval, Plans prepared by Princeton Junction Engineering, P.C. and entitled "Site Plan #333 & #339 Fourth Street of Tax Map Lots 7 & 8, Block 117, for Blackstone Poultry & Livestock, LLC" (six sheets), dated 3/19/2021, revised to 4/23/2021, Checklists, Deed Notice, Contribution Disclosure Statements, and Publication Notice and Notice to Property Owners and Utilities.

14. ADDITIONAL INFORMATION

[Empty box for 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.

Jeffrey M. Hall

Attorney for Applicant's Signature