

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD []
ZONING BOARD []

APPLICATION NO. PBA-21-002
DATE OF SUBMISSION 5/24/2021

Filing Fee \$ _____ Receipt or Check NO. _____ Received By: LCB

DO NOT WRITE ABOVE THIS LINE

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)

1. Minor Subdivision <input checked="" type="checkbox"/>	4. Site plan Prelim. []	7. C.40:55D-70A []
2. Major Sub-Prelim. []	5. Site Plan Final []	8. C.40:55D-70B []
3. Major Sub-Final []	6. Conditional Use []	9. C.40:55D-70C []
		10. C.40:55D-70D []
2. **APPLICANT'S NAME:** Justin Fahy
STREET ADDRESS: 3006 West Bangs Ave **TELEPHONE:** (732) 927-0945
CITY & STATE: Neptune N.J. **ZIP CODE:** 07753
3. **OWNER'S NAME:** Bethany Evangelical Lutheran Church
STREET ADDRESS: 1125 Parkside Ave **TELEPHONE:** (609) 883-2860
CITY & STATE: Ewing N.J. **ZIP CODE:** 08618
4. **LOCATION:**
STREET ADDRESS: 0 Parkside Ave
SECTION NO. 294 **LOT NO.** 69-72 **TAX MAP** 96 **ZONE DIST.** R-2
5. **DESCRIPTION OF PROPOSED USE:**
Brief Description of Application: subdivide existing vacant lot into 3 single family home lots.
6. **ZONE REQUIREMENTS:**

	Lot #A	Lot #B	Lot #C	Lot #	Required	Variance Requested
Front	81.35	81.35	81.35		80 ft	NO
One Side						
Both Sides	11'	11'	11'		10 ft	NO
Rear	36'	36'	36'		35 ft	NO
Other ^{Lot} AREA	7923	7923	7960		10,000 sq ft	YES
Height						
Bldg. Coverage	18%	18%	18%		18%	NO
Total Coverage	25.36	25.36	25.39		26%	NO
Parking						
Other ^{Front} Setback	30.8	30.8	30.8		40 ft	YES
Other ^{Lot} depth	97.4	97.4	97.4		110 ft	YES
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**
 NO [] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [] NO []
8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**
 Undue Hardship Consideration: The three proposed lots will be consistent with the lot sizes of next door properties. No, neighboring lots conform to the lot depth requirement and most don't conform to minimum lot AREA. The setback is inline with neighboring homes

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

10. **REQUESTS FOR WAIVERS: (Reasons)**

Proposed Front Yard setback is consistent with neighboring
houses.
Lot depth at 97.4 is constant with neighboring Lots

11. **PREVIOUS APPEALS OR ACTIVITY:**

NO ☒ YES ☐ If yes, Date: _____ Type: _____ Zoning Board ☐ Approved ☐
Planning Board ☐ Disapproved ☐

12. **LIST OF INDIVIDUALS WHO PREPARED PLANS:**

Engineer: Irenton Engineering Company Phone: (609) 882 0616
Address: 2193 SPLUCE ST Ewing N.J 08638
Planner: _____ Phone: () _____
Address: _____
Lawyer: _____ Phone: () _____
Address: _____

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

Neighborhood Characteristic Analysis drawing of surrounding properties
Subdivision Plan
Survey of Property

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 owner of 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.


Applicant's Signature

LAND USE AND DEVELOPMENT

215 Attachment 1

Township of Ewing

Checklists

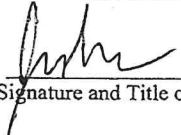
Checklist Details Required for
Minor Subdivision Plats and Minor Site Plans

Note: See § 215-82 of this chapter for further details of submission requirements and procedures.

- ☒ Application Form (1 copies)
- ☒ Plats or Plans (3 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed
Electronic Version on Disc or USB Flash Drive in PDF
- ☒ Scale of not less than 1 inch = 100 feet and one of four of the following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"
- ☒ Key map at less than 1 inch = 2,000 feet
- ☒ Title block:
 - ☒ Name of subdivision or development, Ewing Township and Mercer County
 - ☒ Name, title, address and telephone number of subdivider or developer
 - ☒ Name, title, address and license number of the professional or professionals who prepared the plot or plan
 - ☒ Name, title and address of the owner or owners of record
 - ☒ Scale
 - ☒ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
- ☒ Acreage figures (both with and without areas within public rights-of-way) and North arrow
- ☒ Approval signature lines
- ☒ Existing block and lot number(s) of the lot(s) to be subdivided or developed, as they appear on the Township Tax Map
- ☒ Subdivision or development boundary line (heavy solid line)

EWING CODE

- ☒ The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within 200 feet of its boundary
- ☒ The location and width of all existing and proposed utility easements
- ☒ Zoning districts affecting the tract and all surrounding properties, including district names and requirements
- ☒ Proposed buffer and landscaped areas
- ☒ Delineation of floodplains, including both floodway and flood-fringe areas
- ☒ Contours as required by the Township Engineer
- ☒ Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof
- ☒ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor
- ☒ Concerning minor subdivisions only, existing and proposed monuments
- ☒ Concerning minor subdivisions applications only, and if the proposed lot(s) is (are) not served by a sanitary sewer, approval by the Township Board of Health of percolation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s), test results and compliance with the "Individual Sewage Disposal Code of New Jersey" or applicable Township Board of Health ordinances, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer
- ☒ Road right-of-way dedication and improvement, as applicable
- ☒ Sight triangle easements, as applicable
- ☒ Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications, as applicable

 Applicant
Signature and Title of person who prepared checklist

5/20/21
Date