

**TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD [ ]  
ZONING BOARD

APPLICATION NO. ZBA-21-002  
DATE OF SUBMISSION 3/31/2021

Filing Fee \$ 100.00 Receipt or Check NO. 240 Received By: KB

**DO NOT WRITE ABOVE THIS LINE**

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

1. Minor Subdivision [ ]	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:** David Zygmund  
**STREET ADDRESS:** 80 Louisiana Ave **TELEPHONE:** 903 203 4106  
**CITY & STATE:** Ewing, NJ 08638 **ZIP CODE:** \_\_\_\_\_
  
3. **OWNER'S NAME:** Same as above  
**STREET ADDRESS:** \_\_\_\_\_ **TELEPHONE:** ( ) \_\_\_\_\_  
**CITY & STATE:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_
  
4. **LOCATION:**  
**STREET ADDRESS:** 80 Louisiana Ave  
**SECTION NO.:** 156 **LOT NO.:** 01-02 **TAX MAP:** 15 **ZONE DIST.:** 22
  
5. **DESCRIPTION OF PROPOSED USE:**  
 Brief Description of Application Request variance for 6' fence on a corner lot

6. **ZONE REQUIREMENTS:**

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side	<u>1</u>					<u>6ft fence in 4' area</u>
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
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: See attached

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):  
 \_\_\_\_\_  
 \_\_\_\_\_
10. REQUESTS FOR WAIVERS: (Reasons)  
 \_\_\_\_\_  
 \_\_\_\_\_
11. PREVIOUS APPEALS OR ACTIVITY:  
 NO [ ] YES [] If yes, Date: 7/2020 Type: Zoning Zoning Board [] Approved [ ]  
 Planning Board [ ] Disapproved []
12. LIST OF INDIVIDUALS WHO PREPARED PLANS:  
 Engineer: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Planner: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Lawyer: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
 Address: \_\_\_\_\_
13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION  
Survey from 9/27/19 of block 156 lot 1-2  
 \_\_\_\_\_  
 \_\_\_\_\_
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.

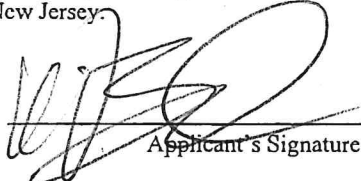
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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

Replacement of existing chain link fence along Somerset Street to rear corner of house with a solid six (6) foot high white PVC style fence with gate location in the section going from house towards Somerset St.

Between lots 2 and 4 with a solid six (6) foot high white PVC style fence. Fence will begin against house just behind front porch and run towards property line. Turn right and follow property line to rear of property. Turn right and meet the left front corner of shed. Neighbors wooden fence will be removed during process. Neighbor is aware of my plan and has verbally agreed since current fence is beyond repair.

Request for six (6) foot high fence on Somerset St side for following reasons:

Increase privacy

Limit the amount of trash that blows through and over fence from Somerset St

Safety of my toddler and small dog that could get over the current chain link fence

Added value to the property