



<u>Name</u>	<u>Address</u>
<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>

2. Deponent further says that the persons set forth hereinbelow are non-residents of the Township of Ewing,\* and a copy of the notice hereto annexed was mailed by registered mail to their last know address set forth opposite their respective names.

\* or the resident was not home at to be personally handed the notice as set forth in Part 1.

<u>Name</u>	<u>Address</u>
<u>Stefani Deckerco</u>	<u>119 Federal City Rd. Lawrence NJ 08648</u>
<u>Joan Elliott + Zane Helsel</u>	<u>2144 Pennington Rd. Ewing</u>
<u>Signature at Cedars, LLC</u>	<u>P.O. BOX 300, Pennington NJ 08534</u>
<u>1875 Pennington Realty, LLC</u>	<u>P.O. BOX 62 Alpine NJ 07620</u>
<u>1875 Pennington Realty, LLC</u>	<u>P.O. BOX 35 Alpine NJ 07620</u>
<u>Matthew Commiso + Alexis Serrano</u>	<u>2149 Pennington Rd. Ewing</u>
<u>Sunoco Pipeline L.P. Right of Way Dept.</u>	<u>525 Fritztown Rd. Sinking Springs PA 19608</u>
<u>PSE+G Co. Manager - Corp. Properties</u>	<u>80 Park Plaza, T6B Newark NJ 07102</u>
<u>D+R Canal Commission</u>	<u>33 Ristler St. / P.O. Box 539 Stockton NJ 08539-0539</u>
<u>Mercer County Planning Board Mc Dade Building</u>	<u>640 S. Broad St / P.O. Box 8068 Trenton NJ 08650</u>
<u>NJ DOT % Commissioner - Office of Major Access</u>	<u>1035 Parkway Avenue, CN 600 Trenton NJ 08655</u>
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3. Deponent further says that all of the above names of the adjoining property owners are the full and complete list of names of persons and property owners within an area of 200 feet of land subject matter of this appeal.

*Paul Luria*

Sworn and Subscribed to before me this

05<sup>th</sup> day of 04 - 2021

*[Signature]*



TUSHARBHA K PATEL  
NOTARY PUBLIC-NEW JERSEY  
Comm Expires June 14, 2022



**THE TOWNSHIP OF EWING**

Municipal Complex  
2 Jake Garzio Drive  
Ewing, NJ 08628  
Phone (609) 883-2900  
Extension 7018  
Fax (609) 406-1384



Charles W. Latini, Jr.  
Zoning Officer

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

Date March 30, 2021

TO WHOM IT MAY CONCERN: *Ewing File Copy*

In compliance with the applicable provisions of the Municipal Land Use Law and the Land Development Ordinance of the Township of Ewing, notice is hereby served upon you to the effect that I / We Paul Liucci have applied to the Planning Board, X Zoning Board of Adjustment, for approval of a land development application involving the following appeals and/or approvals:

- Major Subdivision       Major Site Plan       Bulk Variance
- Conditional Use       Use Variance       Ordinance Interpretation
- Appeal alleging error of the Zoning Officer       Other

DESCRIPTION OF APPLICATION: Applicant seeks variance to construct a 704 sq. ft. or 22 ft. x 32 ft. garage within the front yard setback. Proposal indicates garage to be placed 16 ft. from the property line whereby 50 ft. is required. Other variances include fence 6 ft. high where maximum 4 ft. is permitted, garage height of 19 ft. where 15 ft. is maximum and accessory building coverage of 1304 sq. ft. where 1173 sq. ft. is maximum permitted. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

SITE LOCATION (This location is within 200 feet of the property owned by you).

Street Address 2152 Pennington Road  
Section(s) 223.04 Lot(s) 11 & 12 Tax Map 17 Zone R-1

The application is now on the Board's calendar and a public hearing has been scheduled for 7:00 p.m. on the evening of April 15, 2021 on the internet live via Zoom at following address:

<https://us02web.zoom.us/j/82492140126?pwd=QzVQU3FMK3ppRDB2UFBnaG4yV2lhZz09>

Meeting ID: 824 9214 0126 , Passcode: GWVVR9 ,  
or by telephone: one tap mobile: +16513728299,,82492140126#,,,,\*670613# ,  
dial by your Location: +1 651 372 8299 , Meeting ID: 824 9214 0126 , Passcode: 670613

at which time you may appear in-person, by agent, or by attorney, to present any objections or comments which you may have to the granting of this application.

All documents relating to this application may be inspected by the public on the Ewing Township website: [www.ewingnj.org](http://www.ewingnj.org).

*Paul Liucci* 3-31-2021  
Signature of Applicant



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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .55

**Total Postage and Fees \$ 7.00**

Sent To Stefani Declerco  
 Street and Apt. No., or PO Box No. 119 Federal City Rd.  
 City, State, ZIP+4® Lawrence NJ 08648

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Street and Apt. No., or PO Box No. P.O. BOX 380  
 City, State, ZIP+4® Pennington NJ 08534

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 Street and Apt. No., or PO Box No. P.O. Box 62  
 City, State, ZIP+4® Alpine NJ 07620

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 Street and Apt. No., or PO Box No. P.O. Box 35  
 City, State, ZIP+4® Alpine NJ 07620

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 Street and Apt. No., or PO Box No. 2149 Pennington Rd.  
 City, State, ZIP+4® Ewing NJ 08638

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Adult Signature Restricted Delivery \$

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Sent To Sunoco Pipeline L.P. / Right of Way Dept. Mktg. Co. Complex  
Street and Apt. No., or PO Box No. 525 Fritztown Rd.  
City, State, ZIP+4® Sinking Springs PA 19609

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Sent To PSE+G / Manager Corp. Properties  
Street and Apt. No., or PO Box No. 90 Park Plaza, T6 B  
City, State, ZIP+4® Newark NJ 07102

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .55

Total Postage and Fees \$ 7.00

Sent To D+R Canal Commission  
Street and Apt. No., or PO Box No. 33 Risher Street / PO BOX 539  
City, State, ZIP+4® Stockton NJ 08539-0539

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Certified Mail Restricted Delivery \$

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Adult Signature Restricted Delivery \$

Postage \$ .55

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Sent To Mercer County Planning Board / Mc Dade Admin Bldg  
Street and Apt. No., or PO Box No. 640 South Broad Street PO Box 0068  
City, State, ZIP+4® Trenton NJ 08650

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Sent To NJ Dept of Transportation  
Street and Apt. No., or PO Box No. 1035 Parkway Avenue, CN 600  
City, State, ZIP+4® Trenton NJ 08625

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# THE TOWNSHIP OF EWING

Municipal Complex  
 2 Jake Garzio Drive  
 Ewing, NJ 08628



APPLICANT'S NAME: Paul Liucci ADDRESS: 2152 Pennington Road

SECTION: 223.04 LOTS: 11 & 12 MAP PAGE: 17

## ADJACENT PROPERTY OWNER LIST

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

NJ Department of Transportation  
 c/o Commissioner-Officer of Major Access  
 1035 Parkway Avenue, CN 600  
 Trenton, NJ 08625

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
223.03 13	1 WOODBURY RD	2	FARINA, MAXIMILIAN S. 1 WOODBURY ROAD EWING, NJ	08638
223.03 14	2160 PENNINGTON RD	2	MUNE CHARLES ETUX 2160 PENNINGTON ROAD EWING, NJ	08638
223.03 15	2162 PENNINGTON RD	2	MASON, FRED P. SR. UX 2162 PENNINGTON ROAD EWING, NJ	08638
223.03 38	3 WOODBURY RD	2	DECLERCQ, STEFANI 119 FEDERAL CITY ROAD LAWRENCE, NJ	08648
223.03 97	19 WOODHAMPTON DR	2	WILLIAMS, ANTHONY & SATNARINE 19 WOODHAMPTON DRIVE EWING, NJ	08638
223.03 157	4 SOMMERS RD	2	HUNTLEY, ALAN R. 4 SOMMERS ROAD EWING, NJ	08628
223.03 158	2 SOMMERS RD	2	NARDONI ROBERT S & GAIL TRESS- 2 SOMMERS ROAD EWING, NJ	08638
223.04 1	6 WOODBURY RD	2	GRANVILLE, CHRISTINE ETAL 6 WOODBURY ROAD EWING, NJ	08638
223.04 8	2144 PENNINGTON RD	2	ELLIOTT, JOAN M. & HELSEL ZANE R 2144 PENNINGTON ROAD EWING, NJ	08638
223.04 10	2148 PENNINGTON RD 62	2	SIGNATURE AT CEDARS, LLC P.O. BOX 380 PENNINGTON, NJ	08534
223.04 11	2152 PENNINGTON RD SOLD W/ LOT 12	2	LIUCCI, PAUL 2152 PENNINGTON ROAD EWING, NJ	08638
223.04 12	2154 PENNINGTON RD SOLD W/ LOT 11	1	LIUCCI, PAUL 2152 PENNINGTON ROAD EWING, NJ	08638
223.04 37	2 WOODBURY RD 64	2	YATES, DONNA & SCOTT 2 WOODBURY ROAD EWING, NJ	08638
223.04 57	1 BRIGHTON RD	2	ALLEN WAYNE A ETUX 1 BRIGHTON ROAD EWING, NJ	08638

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
223.05 7	2140 PENNINGTON RD	2	LEISINGER, CARL III 2140 PENNINGTON RD. EWING, NJ	08638
225 14.01	2157 PENNINGTON RD	2	BISDALE, VALERIE 2157 PENNINGTON ROAD EWING, NJ	08638
225 15	2161 PENNINGTON RD WELL	2	1875 PENNINGTON REALTY, LLC P.O. BOX 62 ALPINE, NJ	07620
225 16	2153 PENNINGTON RD	2	MASTROIANNI PABLO & NICOLE 2153 PENNINGTON ROAD EWING NJ	08638
225 17	2149 PENNINGTON RD	2	COMMISO, MATTHEW & SERRANO, ALEXIS 2149 PENNINGTON ROAD EWING, NJ	08638
227 17	2143 PENNINGTON RD	2	1875 PENNINGTON REALTY, LLC P.O. BOX 35 ALPINE, NJ	07620

The undersigned, being the Administrative Officer of the Township of Ewing, as defined in N.J.S.A. 40:55D-3, hereby certifies that the above information constitutes the names and addresses of the owners of all properties within 200 feet of the above referenced property.

Dated: 3/16/2021

  
\_\_\_\_\_  
Charles W. Latini, Jr.  
Zoning Officer