



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD

APPLICATION NO. PBA-21-004

ZONING BOARD

DATE OF SUBMISSION 3/30/2021

Filing Fee \$ 1,900.00 Receipt or Check No. 000234010 Received By: ICB

DO NOT WRITE ABOVE THIS LINE

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

- | | | |
|---|---|---------------------------------------|
| Minor Subdivision <input checked="" 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 Ewing Prop, LLC

STREET ADDRESS 902 Carnegie Center, Suite 400 TELEPHONE (609) 921-6060

CITY AND STATE Princeton, NJ ZIP CODE 08540

3. OWNER'S NAME Ewing Prop, LLC and RB II, LLC

STREET ADDRESS Same as Above TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 210 Silvia Street, Ewing 08628 TELEPHONE _____

SECTION No. 341.01 LOT NO. 3.01&5.01 TAX MAP 53&55 ZONE DIST. TC

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

New Apartment Community consisting of 138 units in four new 3-story buildings and converting an existing 2-story office building on site into an apartment building.

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:

[Empty box for arguments for variances]



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	>15'<65'	>15'<65'	>15'<65'		15' min. and 65' max.	
One Side	13.10'	13.10'	17.61'		12'	
Both Sides	>24'	>24'	>24'		24'	
Rear	15.67'	34.70'	15.67'		12'	
Other						
Height	48'	48'	21.5'		75'	
Bldg. Coverage	18.6%	21.0%	22.9%		N/A	
Total Coverage	53.1%	50.9%	61.4%		75%	
Parking	955	1,036	177		1,002/113	
Other						
Other						
Other						

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

10. REQUESTS FOR WAIVERS: (Reasons)

Environmental Impact Statement Waiver - Site is fully developed

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: 10/01/2000 Type: Site Plan
 Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Robert C. Bushar, P.E. Phone (609) 921-6060
 Address 902 Carnegie Center, Suite 400, Princeton, NJ 08540
 Planner _____ Phone _____
 Address _____
 Lawyer Robert N. Ridolfi, Esq. Phone (609) 333-9977
 Address 26 Harborton-Woodsville Road, Pennington, NJ 08534



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

1. Site Plan Drawings - 21 Sheets dated March 24, 2021
2. Landscape and Lighting Plans - 7 Sheets dated March 24, 2021
3. Lot Subdivision Plan - 1 Sheet dated March 24, 2021
4. Operation and Maintenance Manual dated March 11, 2021
5. Report of Subsurface Investigation dated February 25, 2021
6. Stormwater Management Report dated March 8, 2021
7. M&B Descriptions for Lots and Easements dated March 24, 2021
8. Closure Calculations on M&B Descriptions dated March 24, 2021
9. Traffic Report dated March 24, 2021
10. Water Report dated March 22, 2021

14. ADDITIONAL INFORMATION

11. Sanitary Sewer Report dated March 22, 2021
12. Arch. Floor Plans, Elev. and Perspectives - 4 Sheets dated March 24, 2021
13. Bond Estimate dated March 24, 2021

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.

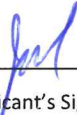
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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.



Applicant's Signature