



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD]

APPLICATION NO. PBA-21-006

ZONING BOARD []

DATE OF SUBMISSION 10/21/2021

Filing Fee \$ 1,700.00

Receipt or Check No. 41029

Received By: KB

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 Scozzari Builders, Inc.

STREET ADDRESS 1891 North Olden Avenue TELEPHONE 609-989-1221

CITY AND STATE Trenton, NJ ZIP CODE 08638

3. OWNER'S NAME Same as Applicant

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS Commerce Avenue TELEPHONE _____

SECTION No. 105 LOT NO. 58-62 TAX MAP 20 ZONE DIST. IP-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Minor subdivision of Lots 58-62 in Block 105 to create new Lots A, B and C.

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]



8. ZONE REQUIREMENTS

	Lot # A	Lot # B	Lot # C	Lot #	Required	Variance Requested
Front	66.67 ft	66.67 ft.	66.67 ft.		40 ft.	
One Side	5.5 ft.	5.5 ft.	55.49 ft.		5 ft.	
Both Sides						
Rear (Minimum)	5.5 ft.	5.5 ft.	5.5 ft.		5 ft.	
Other Minimum Lot Width (Corner)					60 ft.	
Height	2 STY/25 ft.	2 STY/25 ft.	2 STY/25 ft.		2 STY/25 ft.	
Bldg. Coverage	45 %	45 %	45%		50%	
Total Coverage						
Parking						
Other Maximum Lot Coverage	77.4%	77.4%	77.4%		80%	
Other Minimum Lot Area	6,667.0 sf	6,667.0 sf	6,666.0 sf		4,000 sf.	
Other						

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: _____ Type: _____

Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Trenton Engineering Co., Inc. Phone 609-882-0616

Address 2193 Spruce Street, Trenton, New Jersey 08638

Planner _____ Phone _____

Address _____

Lawyer David M. Roskos, Esq. Phone 609-989-5018

Address c/o Eckert Seamans Cherin & Mellott, LLC, 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648



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

Preliminary/Final Minor Subdivision and Site Plan of Lots 58-62, Block 105 for Scozzari Builders, Inc. in Ewing Township, Mercer County, New Jersey

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 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.

Leonard Scozzari, President
Applicant's Signature