



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. PBA-21-007

ZONING BOARD []

DATE OF SUBMISSION 11/3/2021

Filing Fee \$ 1,050.00 Receipt or Check No. 55-760/312 Received By: ICB

DO NOT WRITE ABOVE THIS LINE

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

Minor Subdivision	<input 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 checked="" type="checkbox"/>
				C.40-55D-70D	<input type="checkbox"/>

2. APPLICANT'S NAME Sumit Sethi, Landmark Realty Group NJ, LLC

STREET ADDRESS 21 Grayson Drive TELEPHONE (908) 577-2142

CITY AND STATE Belle Mead, NJ ZIP CODE 08502

3. OWNER'S NAME Same

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 102 Walters Ave. TELEPHONE _____

SECTION No. 590 LOT NO. 1.01 TAX MAP 20 ZONE DIST. IP-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Proposed construction of a 11,757 SF Warehouse/Office Building on the (3) frontage lot Walters Ave., Commerce Ave. & Spring Garden Ave. There will be a total of 2,406 SF of office space within the warehouse on two floors. On-site parking for 11 vehicles and (3) loading areas/docks are also proposed.

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:

The nature of the property having three frontages, lot limits the available developable room for site improvements due to setback requirements. The Applicant is requesting relief from Front Yard Building Setback from Commerce Ave. 25' req'd 22.17' prop, Parking Area Separation from ROW 10' req'd 1.15' prop. and Building Height 25' allowable 27.5' (+10%) prop.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	22.17'				25'	Y
One Side	N/A				5'	
Both Sides	N/A				10'	
Rear	5.5'				5'	
Other						
Height	27.5'				25'	Y
Bldg. Coverage	41.8%				50%	
Total Coverage	72.3%				80%	
Parking	1.15'				10'	Y
Other						
Other						
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 Kenneth FX Schlatmann, PE,PP Phone (732) 341-4646

Address Schlatmann Engineering assoc., LLC 1233 5th Ave., Toms River, NJ 8757

Planner Kenneth FX Schlatmann, PE,PP Phone _____

Address _____

Lawyer Peter U. Lanfrit, Esq. Phone (732) 422-1000

Address Borris, Golden, Foley, Vignuolo, Hyman and Stahl, PC

2875 US Route One, North Brunswick, NJ 08902



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

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.

Peter U. Lanfrit, Attorney for
Applicant's Signature
Applicant, Sumit Sethi,
Landmark Realty Group NJ, LLC