



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD

APPLICATION NO. PBA-21-008

ZONING BOARD

DATE OF SUBMISSION 12/29/2021

Filing Fee \$ _____ Receipt or Check No. _____ Received By: KB

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

2. APPLICANT'S NAME Urban Deco, LLC

STREET ADDRESS 21 Terrier Place TELEPHONE (201) 401-5547

CITY AND STATE Kendall Park, NJ ZIP CODE 08824

3. OWNER'S NAME Urban Deco, LLC

STREET ADDRESS 21 Terrier Place TELEPHONE (201) 401-5547

CITY AND STATE Kendall Park, NJ ZIP CODE 08824

4. LOCATION

STREET ADDRESS 33-37 Dover Avenue TELEPHONE (201) 401-5547

SECTION No. 25 LOT NO. 83-88 TAX MAP 1 ZONE DIST. OaRA

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant is proposing to construct an Eight (8) Unit, 2-story Multi-Family Development with off-street parking, and stormwater management.

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:

Min. Lot Area - Existing Lot Area is 13,898.56 and current Zone Requires 22,000 SF. There is no feasible way to expand the Development Project Area. Side Yard Setback - Applicant is requesting variance due to unique shape of the site and compatibility with surrounding uses. Project is in Redevelopment Area and will enhance the goals of the Redevelopment Plan



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	0'				0'	No
One Side	13'				17.5'	Yes
Both Sides	N/A				N/A	N/A
Rear	25'				84.4'	No
Other	22,000 sf				13,898.56	Yes
Height	4-1/2 st.	45'			2st./35'	No
Bldg. Coverage	30%				29.85%	No
Total Coverage	70%				68.32%	No
Parking	13				12	No
Other						
Other						
Other						

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

[Empty box for special reasons and negative criteria]

10. REQUESTS FOR WAIVERS: (Reasons)

None

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 Michael Galante, PE Phone (856) 404-0540
Address 76 Argyle Avenue, Blackwood, NJ 08012
Planner Michael Galante, PE Phone (856) 404-0540
Address 76 Argyle Avenue, Blackwood, NJ 08012
Lawyer David M. Shafkowitz, Esq. Phone (215) 872-2127
Address 16 Sunset Avenue, Chalfont, PA 18914



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

Site Plan Stormwater Management Report

14. ADDITIONAL INFORMATION

None

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

12/27/2021

URBAN DECOLLO
OWNER & PARTNER