

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD
ZONING BOARD

APPLICATION NO. PBA-22-001
DATE OF SUBMISSION 1/20/22

Filing Fee \$ _____

Receipt or Check NO. _____

Received by: ICB

DO NOT WRITE ABOVE THIS LINE

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)
- | | | |
|---|--|---|
| 1. Minor Subdivision <input type="checkbox"/> | 4. Site plan Prelim. <input type="checkbox"/> | 7. C.40:55D-70A <input type="checkbox"/> |
| 2. Major Sub-Prelim. <input type="checkbox"/> | 5. Site Plan Final <input checked="" type="checkbox"/> Phase 4 | 8. C.40:55D-70B <input type="checkbox"/> |
| 3. Major Sub-Final <input type="checkbox"/> | 6. Conditional Use <input type="checkbox"/> | 9. C.40:55D-70C <input type="checkbox"/> |
| | | 10. C.40:55D-70D <input type="checkbox"/> |

2. **APPLICANT'S NAME:** Parkway Town Center LLC
 STREET ADDRESS: 90 Woodbridge Center Drive, Suite 600 TELEPHONE: (732) 750-1111
 CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095

3. **OWNER'S NAME:** Parkway Town Center Urban Renewal, LLC
 STREET ADDRESS: 90 Woodbridge Center, Suite 600 TELEPHONE: (732) 750-1111
 CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095

4. **LOCATION:**
 STREET ADDRESS: 1445 Parkway Avenue
 SECTION NO. 343 LOT NO. 1.01 TAX MAP 55 ZONE DIST. IP-1

5. **DESCRIPTION OF PROPOSED USE:**
 Brief Description of Application Phase 4 of Ewing Town Center is a mix of residential dwelling units and retail uses. See Phasing Summary on Cover Sheet of Maser Plans.

6. **ZONE REQUIREMENTS:** See Preliminary Plans.

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**
 No Yes Attach copy if yes. ARE TAXES PAID TO DATE: YES NO

8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**
 Undue Hardship Consideration: N/A

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

N/A

10. REQUESTS FOR WAIVERS: (Reasons)

All required submission and design waivers were previously granted with preliminary approval. No additional waivers are required.

11. PREVIOUS APPEALS OR ACTIVITY:

No Yes If yes, Date: 10-06-16 Prel Type: Preliminary Site Plan Zoning Board Approved
Planning Board Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer: Julia Algco, P.E./Mark Maser Consulting, P.A. Phone: (609) 587-8200
Address: 1000 Waterview Drive, Suite 201, Hamilton, New Jersey 08691
Architect: Rottwein+Blake Phone: (973) 740-9755
Address: 16 Microlab Road #B, Livingston, NJ 07039
Architect: City Invincible Phone: (856) 354-1223
Address: 121 Market Street, Camden, NJ 08102
Planner: Address: Phone: ()
Address: Phone: ()
Lawyer: Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott, LLC Phone: (609) 989-5029
Address: 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648

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

Final Major Site Plan for Ewing Town Center Block 343, Lot 1.01, Township of Ewing, Mercer County NJ, dated 8/5/2016, last revised 12/22/2021 prepared by Maser Consulting P.A. (4 sheets); Architectural Drawings For Mixed Use Building 2E – Retail Building B, prepared by Rotwein+Blake, dated December 24, 2021 (4 sheets), and Architectural Drawings for Residential Building – Building 2R4, prepared by City Invincible, dated December 24, 2021 (3 sheets).

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 owner of 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

Parkway Town Center LLC

By: Frank J. Petrino
Frank J. Petrino, Applicant's Attorney