



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [X]

APPLICATION NO. PBA-22-002

ZONING BOARD []

DATE OF SUBMISSION 2/18/2022

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 [] Site plan Prelim. [X] C.40-55D-70A []
Major Sub-Prelim [] Site Plan Final [X] C.40-55D-70B []
Major Sub-Final [] Conditional Use [] C.40-55D-70C []
C.40-55D-70D []

2. APPLICANT'S NAME Northeast Alternatives NJ LLC

STREET ADDRESS 999 William S Canning Blvd TELEPHONE (508) 567-6761

CITY AND STATE Fall River, MA ZIP CODE 02721

3. OWNER'S NAME MLHL Realty Investments LLC

STREET ADDRESS 59 Hook Road TELEPHONE

CITY AND STATE Bayonne, NJ ZIP CODE 07002

4. LOCATION

STREET ADDRESS 225 Phillips Blvd. TELEPHONE

SECTION No. 225.02 LOT NO. 54 TAX MAP ZONE DIST. IP-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See Rider to Application.

6. DEED RESTRICTIONS OR COVENANTS:

NO [] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [X] NO []

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:

See Rider to Application.



8. ZONE REQUIREMENTS

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

**SEE PLANS AND
RIDER TO
APPLICATION**

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

See Rider to Application.

10. REQUESTS FOR WAIVERS: (Reasons)

See Rider to Application.

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 Chad Gaulrapp, PE, CME, DBIA Phone (856) 656-2870
 Address 515 Grove Street, Suite 1B, Haddon Heights, NJ 08035
 Planner _____ Phone _____
 Address _____
 Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100
 Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



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

Plan entitled "E.T.S. Facility Recommended Site Plan" prepared by Pennoni Associates, Inc., underlying drawing C0101 dated October 14, 1994, revisions dated February 17, 2022, consisting of one (1) sheet;
Plan entitled "E.T.S. Facility Recommended Improvements Landscape and Lighting Plan," prepared by Pennoni Associates, Inc., underlying drawing C0501 dated October 14, 1994, revisions dated February 17, 2022, consisting of one (1) sheet;
Resolution #21R-206: Resolution of the Township of Ewing Demonstrating Proof of Local Support for the Suitability of a Cannabis Manufacturing Facility, Operated by Northeast Alternative NJ, LLC at 225 Phillips Blvd., Ewing, NJ 08628;
Zoning Determination;
Aerial Reference Map;
Cannabis Overlay Zoning Map.

14. ADDITIONAL INFORMATION

See Rider to Application.

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.

Dino Spadaccini, Esq., Attorney for Applicant