



RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

June 23, 2022

Mr. Richard Owen, Chairman
Ewing Township Planning Board
2 Jake Garzio Drive
Ewing, NJ 08628

Re: Hong Le d.b.a Chuck Loc Enterprise, LLC
40 Scotch Road
Block 365, Lot 66
Township of Ewing
RVE #1102-P-149

Dear Chairman Owen and Board Members:

We have reviewed a site plan submission consisting of the following documents:

Sheet	Title	Date	Latest Revision Date
1 of 6	Title Sheet	04-06-22	--
2 of 6	Site Plan	05-16-22	--
3 of 6	Grading Plan	04-06-22	--
4 of 6	Landscape Plan	04-06-22	--
5 of 6	Lighting Plan	04-06-22	--
6 of 6	Topography Survey	03-28-22	--

The plans were prepared by Trenton Engineering Co., Inc 2193 Spruce Street, Trenton, NJ, 08638, (609) 882-0616.

The plans & elevations plan was prepared by Vincent A. Piacente, A.I.A., Inside Architecture, 50B River Drive, Titusville, New Jersey 08560, (609) 737-4353.

I. GENERAL INFORMATION

Applicant: Hong Le d.b.a Chuck Loc Enterprise, LLC
59 Hazelhurst Avenue
Ewing, NJ 08638

Proposal: The applicant proposes to utilize the former PNC Bank building for a restaurant use.

Zoning: TC Town Center Zone

II. ZONING REQUIREMENTS: TC – Town Center Zone

A. Area and Bulk Requirements:

Item	Required	Existing/Proposed
Minimum Lot Area (Corner)	22,000 SF	35,735 SF
Minimum Lot Frontage	150 ft.	120 ft. (V)
Minimum Lot Width (Corner)	150 ft.	120.0 ft. (V)
Minimum Front Yard	15 ft. min. 65 ft. max	33.8 ft.
Minimum Side Yard	12 ft.	31.97 ft.
Minimum Rear Yard	12 ft.	184.47 ft.
Maximum Building Height	20 ft 1.5 stories	13.3 ft 1 story
Total Impervious Surface Pre-Condition	75%	63.0%
Post-Condition		63.4%
Parking Requirement	19 spaces	29 spaces

V – variance required, existing condition.

III. PERFORMANCE STANDARDS

From our review of the submitted application documents, we offer the following comments for consideration by the board.

A. General Comments

1. The applicant should provide testimony for the proposed use of the site, the operations of the site, and the number of employees, existing and future.
2. Ordinance Section 215-83.C which requires the submission of an Environmental Impact Statement. We recommend the Board consider this waiver as this site is fully developed and any proposed improvements require minimal land disturbance.
3. It is the applicant’s responsibility to comply with the Americans with Disabilities Act Accessibility Guidelines.
4. The applicant and owner are reminded that site safety is their responsibility. The plans should be revised to note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

B. Stormwater Management

1. The proposed improvements indicate a decrease in the impervious coverage (0.4%). Therefore, the proposed improvements are not expected to have adverse impact on this site and surrounding properties.

C. Landscaping and Buffers

1. We defer to the Board Planner and Ewing Environmental Commission to review landscaping design, layout, buffers, notes and details.

D. Lighting

1. Section 215-56.B(11a) requires the parking lots have a minimum of 0.5 footcandles. The plans should be revised to conform with the Zoning Ordinance or the applicant should request a variance.

E. Signage

1. The submitted plans do not appear to propose any additional site signage. Testimony should be provided indicating if any new signage is being proposed in conjunction with this project.

IV. APPROVAL PROCESS

If the Planning Board should grant an approval of this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the board action.
2. One (1) copy of the revised, final site plan should be submitted to the board office and our office for resolution compliance review. If the plans are found to be in order, then six sets of the drawings will be required for signature.
3. The applicant is notified that if an inspection escrow and performance bond is required for this application; an estimate for all on/off site improvements (excluding structures) must be prepared by the Township Engineer prior to the signing of any plans.
4. The applicant must contact the board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

V. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board
2. Mercer County Soil Conservation District
3. Delaware & Raritan Canal Commission
4. Fire Code Official; received June 21, 2022

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



Michael Angelastro, Ph.D., P.E., PTOE
Planning Board Engineer

MA/mb/AP

cc: James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Michael W. Herbert, Esq., Board Attorney
Hong Le d.b.a Chuck Loc Enterprise, LLC, Applicant