



July 25th, 2022

Richard Owen, Chair  
Ewing Township Planning Board  
2 Jake Garzio Dr  
Ewing, NJ 08628

**RE: Paris Banh Mi  
Preliminary/Final Major Site Plan  
Chuc Loc Enterprise, LLC  
40 Scotch Rd; Block 66, Lot 364**

Owner:

Chuc Loc Enterprise, LLC  
59 Hazelhurst Ave  
Ewing, NJ 08618

Applicant

Paris Banh Mi  
40 Scotch Rd  
Ewing, NJ 08628

**I. Proposal Summary:**

The applicant is proposing adaptive reuse of an existing drive-through bank to be used as a quick service restaurant and drive-through. Proposed improvements include a 411-sf building addition, landscaping, outdoor dining area, and adjusted curbing. The property is located in the Town Center (TC) Zone, where new drive-through services may be considered upon strict condition.

**II. Submission:**

1. Plans and Elevations prepared by Inside Architecture, dated 4/8/22.
2. Sketch Plat prepared by Trenton Engineering Co., Inc, dated 4/6/22.

**III. Waivers and Variances**

Waivers:

1. No waivers have been requested.

Variances:

1. *Minimum Lot Width (Corner) §215-31(D)(1)(c)*
  - a. 150 feet minimum is required, where 120 exists and 120 is proposed. This is a preexisting condition.

**IV. Planning Review**

***Land Use***

1. Per §215-31(A)(1), new drive-through services may be considered in the Town Center Zone upon strict condition by the board. Adaptive reuse of existing buildings and outdoor dining spaces should continue to be encouraged in consistency with the Township Master Plan. But for some comments below, we feel that the site plan addresses many of our initial concerns inherent to the drive-through use such as pedestrian access, circulation and landscaping. However, there are some concerns as it relates to potential activity level of the drive-thru itself as it relates to the neighbors.

### ***Site Design***

1. ADA ramps should be provided at both driveway crossings to bring the site into compliance with ADA standards and enhance non-vehicular access for pedestrians and people with disabilities.
2. On-site bicycle parking is encouraged as the property is located within the Town Center Zone with direct access to the Scotch Rd bike lane. We recommend inverted U-shape over wave-shaped bike racks for use and efficiency.
3. Limited hours of operation may be a consideration for the drive-thru. At a minimum, speakers for the system should be angled, with proper noise decibels implemented. Heavy buffering and decorative fencing should be installed to protect the adjacent neighbors as this drive-thru is really an expansion of the previous system.

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### ***Signage***

1. No signage details have been submitted. Additional signs will require an application for zoning permit to be reviewed by the Township Zoning Officer. All signs must be compliant with §215-37 *Signage Requirements*.

### ***Parking***

1. The proposed off-street parking is sufficient and exceeds the total required by the Township's off-street parking requirements §215-36.

## **V. Landscaping Review**

1. The applicant's property is located on the corner of Scotch Rd and Shelton Ave. Street tree plantings along Shelton Avenue are encouraged as the property helps form a visual gateway adjoining the residential neighborhood and the commercial uses on Scotch Rd.
2. A more robust landscaping plan should be provided with a balance between shade trees and evergreen screening where appropriate.

## **VI. Conclusion**



Reuse of existing buildings and creation of new outdoor dining spaces is encouraged. A drive-through establishment in the Town Center must be held to specific criteria that advance the goals of the zone and the Township Master Plan. The proposed project addresses many of our most pressing concerns inherent to the use. We offer our additional comments as consideration for potential conditions of approval by the Board.

Should you have any questions or concerns, please feel free to contact me at 212-203-5137 or via email, [cwl@latinigleitz.com](mailto:cwl@latinigleitz.com)

Sincerely,

Charles Latini, PP, AICP