



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [  ]

APPLICATION NO. PBA-23-006

ZONING BOARD [  ]

DATE OF SUBMISSION 4/21/2023

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

2. APPLICANT'S NAME Canfections NJ, Inc.

STREET ADDRESS 304 Stokes Ave. TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing, NJ ZIP CODE 08628

3. OWNER'S NAME 304-312 Stokes LLC

STREET ADDRESS 950 Airport Road TELEPHONE \_\_\_\_\_

CITY AND STATE Lakewood, NJ ZIP CODE 08701

4. LOCATION

STREET ADDRESS 304 Stokes Ave TELEPHONE \_\_\_\_\_

SECTION No. 21.01 LOT NO. 12 TAX MAP 4 ZONE DIST. SA7A

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See plans and rider to application.

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:

See plans and 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):

Not applicable.

10. REQUESTS FOR WAIVERS: (Reasons)

See plans and 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 \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Architect Todd Zwigard Architects Phone (917) 520-4122

Address 145 Lime Kiln Rd., Dover Plains, NY 12522

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 "Canfection, 304 Stokes Ave" prepared by Dana Hochberg of Todd Zwigard Architects, dated February 23, 2023, consisting of seven (7) sheets (previously submitted).

14. ADDITIONAL INFORMATION

See plans and 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