

RIDER TO APPLICATION

OF

HOMES BY TLC, INC.

(zoning table revised July 20, 2023)

Re: Applicant/ Owner: Homes by TLC, Inc.
a New Jersey nonprofit corporation
Property: 208 Sullivan Way
Lot 2.01, Block 414
Zone: RM Residential Multi Family District
Application: Preliminary and Final Site Plan; Bulk Variance

The applicant and owner, Homes by TLC, Inc., a New Jersey nonprofit corporation (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for preliminary and final site plan approval and bulk variance relief for the construction of three multi-family residential apartment buildings in connection with a parcel having an address of 208 Sullivan Way, known and designated as Block 414, Lot 2.01, Page 79 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the RM Residential Multi Family District ("RM").

The property consists of approximately 4.35 acres containing an existing approximately 19,000-s.f. two-story masonry apartment building containing fourteen (14) apartments, parking lot, and associated improvements. The Applicant is proposing to build three (3) additional buildings which will contain eleven (11) additional townhome-style residential rental units, resulting in a total of twenty-five (25) units at the Property. The Applicant also proposes to build a basketball court, as well as associated improvements including sidewalks, fire lane, landscaping, stormwater management &c.

The following is a summary of the relief required:

- Minimum side yard (each) setback of 50' is required whereas 48.93' exists and 40' is proposed.
- Minimum rear yard setback of 50' is required whereas 40' is proposed.
- End wall to end wall distance between building parking area and public and private streets of 30' is required whereas 11.2' is proposed.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING SCHEDULE:			
R-M Residential Multi-Family Apartments			
DESCRIPTIONS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING			
Minimum Lot Area	5 Acres	4.35 Acres (V)	4.35 Acres (V)
Minimum Lot Frontage	300 ft.	360.00 ft.	360.00 ft.
Minimum Lot Width	300 ft.	360.08 ft.	360.08 ft.
Minimum Lot Depth	500 ft.	642.41 ft.	642.41 ft.
Minimum Front Yard	50 ft.	161.86 ft.	161.86 ft.
Minimum Side Yard (Each)	50 ft.	48.93 ft.	40.00 ft. (V)
Minimum Rear Yard	50 ft.	248.63 ft.	40.00 ft. (V)
Maximum Building Height	45 ft. / 3 stories	2 Stories	2 Stories
Density, Gross: Apartments: 10 Dwellings Per Acre Townhouses: 15 Dwellings Per Acre	Maximum of 43 Apartments or 65 Townhouses	14 Apartments 3.22 Per Ac.	14 Apartments and 11 Townhouses 5.74 Per Ac.
Distance between building parking area and public and private streets:			
	REQUIRED	EXISTING	PROPOSED
Front wall to front wall:	100 ft.	NA	NA
End wall to end wall:	30 ft.	NA	11.2 ft. (V)
Rear wall to rear wall:	60 ft.	NA	NA
End wall to front wall:	30 ft.	NA	NA
End wall to rear wall:	40 ft.	NA	63.9
Front wall to parking lot:	20 ft.	16.7 ft. (V)	16.7 ft. (V)
Rear or end wall to parking lot:	15 ft.	NA	NA
Bldg. wall to street curb:	25 ft.	178.9 ft.	178.9 ft.
Bldg. wall to public ROW:	50 ft.	161.9 ft.	161.9 ft.
	REQUIRED	EXISTING	PROPOSED
Building Coverage:	15% Max. or 28,447 sf	5.10% or 9,680 sf	9.69% or 18,370 sf
Lot Coverage:	35% Max. or 66,377 sf	21.98% or 41,694 sf	30.85% or 58,507 sf
Open Space:	35% Min. or 94,825 sf	72.92% or 138,275 sf	59.46% or 112,772 sf
Parking Requirements:	REQUIRED	EXISTING	PROPOSED
Ewing 2 Spaces per each Dwelling Unit		14 Apartments x 2 Spaces = 28 Spaces Provided: 71 Spaces	14 Apartments 11 Townhouses 25 Units x 2 Spaces = 50 Spaces Provided: 64 Spaces

(V) INDICATES VARIANCE REQUESTED

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time application without further notice) or determined to be necessary during the review and processing of the application(s).