



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

ZONING BOARD [  ]

APPLICATION NO. PBA-23-010

DATE OF SUBMISSION 7/20/2023

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

2. APPLICANT'S NAME Homes by TLC, Inc.

STREET ADDRESS 1880 Princeton Avenue TELEPHONE \_\_\_\_\_

CITY AND STATE Lawrenceville, NJ ZIP CODE 08648

3. OWNER'S NAME Same as Applicant

STREET ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

CITY AND STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. LOCATION

STREET ADDRESS 208 Sullivan Way TELEPHONE \_\_\_\_\_

SECTION No. 414 LOT NO. 2.01 TAX MAP 79 ZONE DIST. RM

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.

RECEIVED  
JUL 20 2023  
Township Code Enforcement Office  
7 Jake Garzilo Dr  
Ewing NJ 08628



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 Trenton Engineering Co., Inc. Phone (609) 882-0616  
Address 2193 Spruce Street, Trenton, NJ 08638  
Architect \_\_\_\_\_ 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 "Site Plan of Lot 2.01 Block 414 for Homes by TLC, Inc." prepared by Joseph Mester, P.E., Trenton Engineering Co., Inc., dated December 22, 2022, last revised July 18, 2023 and consisting of fourteen (14) sheets.

Stormwater Management Report prepared by Joseph Mester, P.E., P.L.S., P.P., Trenton Engineering Co., Inc., dated December 2, 2022, last revised July 17, 2023, including Appendices A-I and existing and proposed drainage area maps.

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