



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. _____

ZONING BOARD []

DATE OF SUBMISSION 11/18/2022

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** Friends of Paul Robeson Charter School, Inc., c/o Jeffrey M. Hall, Attorney for Applicant

STREET ADDRESS 101 Grovers Mill Road, Suite 200 TELEPHONE (609) 557-0956

CITY AND STATE Lawrenceville, NJ ZIP CODE 08648

3. **OWNER'S NAME** JDM Holdings LLC - SEE RIDER

STREET ADDRESS 57 Mace Street TELEPHONE _____

CITY AND STATE Staten Island, NY ZIP CODE 10306

4. **LOCATION**

STREET ADDRESS Princeton Avenue TELEPHONE _____

SECTION No. 13 LOT NO. 36 TAX MAP _____ ZONE DIST. Sub-area 5
OARP

5. **DESCRIPTION OF PROPOSED USE:**

Brief Description of Application

Applicant proposes to develop a 3.14 acre site (of which the premises is a part) with a new school building, related amenities and site improvements, including parking, bus drop off area, outdoor recreational space and a green area. The remainder of the site is located in Trenton City.

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:

These variances are required due to residual contamination on site that is currently being remediated.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required or Allowed	Variance Requested
Front		13.7'			10' - 15'	
One Side		42.6'			5'	
Both Sides					5'/5'	
Rear					10'	
Other		393.54'			20'	
Height		45.6'			50'	
Bldg. Coverage						
Total Coverage		63.1%			60%	
Parking		75			115	
Other FAR		0.401			1.5	
Other Bldg. Height		3 story			3.5 story	
Other Lot Area		135,714 sf				

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

"C" variances for maximum impervious coverage and parking.

10. REQUESTS FOR WAIVERS: (Reasons)

None.

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: _____ Type: _____

Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS: SEE RIDER

Engineer Carroll Engineering Phone (908) 874-7500

Address 105 Raiders Boulevard, Suite 206, Hillsborough, NJ 08844

Planner Kyle McManus Associates Phone (609) 257-6706

Address 2 East Broad Street, Hopewell, NJ 08525

Lawyer Jeffrey M. Hall, Esq. Phone (609) 557-0956

Address 101 Grovers Mill Road, Suite 200, Lawrenceville, NJ 08648



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

See Rider.

14. ADDITIONAL INFORMATION

The property to be developed is located in Trenton (.55 acres) and Ewing (2.59 acres) and is vacant, except for an off premise billboard sign to be removed. The above dimensions include the entire property.

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.

Applicant's Signature
Jeffrey M. Hall, Esq.
Attorney for Applicant

**RIDER TO LAND DEVELOPMENT APPLICATION
(APPLICATION OF FRIENDS OF PAUL
ROBESON CHARTER SCHOOL, INC.)**

2. The property which is subject to development is under contract with the Owner and Paul Robeson Charter School and is currently being assigned to the Applicant, Friends of Paul Robeson Charter School, Inc. Closing with the current owner, JDM Holdings LLC, is targeted for the beginning of the week of November 28th, most likely November 29th or November 30th. Applicant respectfully requests that the application be processed inasmuch as all contract contingencies have been satisfied and closing is now scheduled for the end of November.

12. Atkin Olshin Schade Architects, Inc. – (215) 925-7812
125 South Ninth Street, Philadelphia, PA 19107

Kelly Maiello Architects – (215) 546-0800
1420 Walnut Street, 15th Floor, Philadelphia, PA 19102

Stonefield Engineering – (201) 340-4468
92 Park Avenue, Rutherford, NJ 07070

Ground Reconsidered – (215) 790-0727
230 South Broad Street, Suite 604, Philadelphia, PA 19102

Roux Associates, Inc. – (732) 584-6500
300 Atrium Drive, Suite 403, Somerset, NJ 08873

13. - Civil drawings by Carroll Engineering;
- Architecturals by Atkin Olshin Schade Architects, Inc. and Kelly Maiello Architects;
- Storm Water Management Report by Carroll Engineering;
- O + M Manual by Carroll Engineering;
- EIS Report by Roux Associates, Inc.;
- Traffic Impact Study by Stonefield Engineering; and
- Landscape drawings by Ground Reconsidered.