

**ADDENDUM TO APPLICATION
OF
PRC DEVELOPMENT GROUP LLC**

Applicant: PRC Development Group, LLC
Owner: PRC Development Group, LLC
Gaetano Rockino
Property: 1894 & 1896 Pennington Road
Block 215, Lots 11, 12, 99
Zone: R-1 Residential Zoning District
Application: Minor Subdivision and Lot Consolidation

The applicant, PRC Development Group, LLC (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for minor subdivision approval and lot consolidation, as well as waiver relief, if any, in connection with parcels having an address of 1894 & 1896 Pennington Road, known and designated on the Tax Map as Block 215, Lots 11, 12 & 99 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the R-1 Residential Zoning District ("R-1"). The Applicant is the owner of Lot 12 and the contract purchaser of the portion of Lots 12 & 99 to be subdivided.

The Property consists of three contiguous parcels. Lot 12 contains approximately 0.759 acres improved by a frame dwelling, stone driveway, garage and two sheds; Lot 11 consists of approximately 0.761 acres improved with a frame dwelling and stone driveway; and Lot 99 consists of approximately 0.487 acres unimproved except for encroachment by the driveway on Lot 11. The Applicant proposes to subdivide the rear portion of Lots 11 and 99 and consolidate with Lot 12, resulting in a lot consisting of 66,162 s.f. (1.519 acres). The remaining portions of Lots 11 and 99 will also be consolidated into a single lot consisting of 21,256 s.f. (0.488 acres).

The following is a list of nonconformities on the proposed lots:

Proposed Lot A:

- Minimum lot width of 125' is required for an interior lot, whereas 75' exists and no change is proposed – a preexisting condition.
- Lot frontage of 125' is required, whereas 75.01' exists and no change is proposed – a preexisting condition.
- Side yard setback of 20' is required for a principal building, whereas 5.5' exists and no change is proposed – a preexisting condition.

Proposed Lot B:

- Minimum lot width of 125' is required for an interior lot, whereas 123' is proposed – a reduction in the preexisting nonconformity.
- Lot frontage of 125' is required, whereas 123' change is proposed – a reduction in the preexisting nonconformity.
- Side yard setback of 20' is required for a principal building, whereas 5.6' exists and no change is proposed – a preexisting condition.

The proposed subdivision and lot consolidation will not increase or create any nonconformities. Therefore, it is the Applicant's position that no variance is required for those preexisting nonconformities should minor subdivision approval be granted. However, out of an abundance of caution, should the Board determine that variance relief is required, the Applicant requests that the required variance relief be granted in conjunction with the requested minor subdivision approval.

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

BULK REQUIREMENTS:
R-1 (RESIDENTIAL SINGLE FAMILY)

	REQUIRED	PR. LOT 'A'	PR. LOT 'B'
MIN. LOT SIZE (INTERIOR LOT)	18,750 S.F.	66,162 S.F.	21,256 S.F.
MIN. LOT SIZE (CORNER LOT)	22,500 S.F.	N/A	N/A
MIN. LOT WIDTH (INTERIOR LOT)	125'	75'*	123'*
MIN. LOT WIDTH (CORNER LOT)	150'	N/A	N/A
LOT FRONTAGE	125'	75.01'*	123'*
LOT DEPTH	125'	441±	173±
FRONT YARD SETBACK (PRINCIPAL BLDG.)	50'	74.8'	75.9'
SIDE YARD SETBACK (PRINCIPAL BLDG.)	20'	5.5'*	5.6'*
REAR YARD SETBACK (PRINCIPAL BLDG.)	40'	336.0'	61.7'
SIDE YARD SETBACK (ACCESSORY BLDG.)	10'	18.2'	N/A
REAR YARD SETBACK (ACCESSORY BLDG.)	10'	188.8'	10'
ACCESORY BLDG. TO PRINCIPAL BLDG.	20'	67.1'	N/A
MAX. BUILDING HEIGHT (PRINCIPAL BLDG.)	2.5 STORIES / 35'	2 STORIES / <35'	1.5 STORIES / <35'
MAX. BUILDING HEIGHT (ACCESSORY BLDG.)	1 STORIES / 15'	1 STORIES / <15'	N/A
BUILDING COVERAGE	15%	3.3%	6.6%
TOTAL LOT COVERAGE	22% / 24% W/ CONDITION	9.5%	20.0%

* - EXISTING NON-CONFORMING CONDITION

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 without further notice) or determined to be necessary during the review and processing of the application(s).