



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD

APPLICATION NO. PBA-24-001

ZONING BOARD

DATE OF SUBMISSION 1/17/2024

Filing Fee \$ _____ Receipt or Check No. _____ Received By: KCB

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

- | | | | | | |
|-------------------|-------------------------------------|-------------------|--------------------------|--------------|--------------------------|
| Minor Subdivision | <input checked="" type="checkbox"/> | Site plan Prelim. | <input type="checkbox"/> | C.40-55D-70A | <input type="checkbox"/> |
| Major Sub-Prelim | <input type="checkbox"/> | Site Plan Final | <input 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 type="checkbox"/> |
| | | | | C.40-55D-70D | <input type="checkbox"/> |

2. APPLICANT'S NAME PRC Development Group LLC

STREET ADDRESS 141 W. Front Street Suite 410 TELEPHONE _____

CITY AND STATE Red Bank, NJ ZIP CODE 07701

3. OWNER'S NAME Gaetano Rockino

STREET ADDRESS 1894 Pennington Road TELEPHONE _____

CITY AND STATE Ewing, NJ ZIP CODE 08618

4. LOCATION

STREET ADDRESS 1894 & 1896 Pennington Road TELEPHONE _____

SECTION No. 215 LOT NO. 11,12,99 TAX MAP _____ ZONE DIST. R-1

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):

See plans and rider to application.

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 Samuel S. Previterra, P.L.S. Phone (856) 235-7200

Address 804 East Gate Drive, Suite 100, Mount Laurel, NJ 08054

Planner _____ 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 "Plan of Survey and Minor Subdivision" prepared by Samuel S. Previtiera, P.L.S., Taylor Wiseman & Taylor, dated January 4, 2024 and consisting of 1 sheet.

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
Applicant's Signature