

COURTESY APPLICATION

TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD
ZONING BOARD

APPLICATION NO. PBA-24-003
DATE OF SUBMISSION 3/18/24

Filing Fee \$ None Receipt or Check NO. _____ Received By: kb

DO NOT WRITE ABOVE THIS LINE

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

1. Minor Subdivision []	4. Site plan Prelim. <input checked="" type="checkbox"/>	7. C.40:55D-70A []
2. Major Sub-Prelim. []	5. Site Plan Final <input checked="" type="checkbox"/>	8. C.40:55D-70B []
3. Major Sub-Final []	6. Conditional Use []	9. C.40:55D-70C []
		10. C.40:55D-70D []

2. APPLICANT'S NAME: Dennis Yap (DY Consultants)
 STREET ADDRESS: 40 Wall Street #500 TELEPHONE: (212)635-3838
 CITY & STATE: New York, New York ZIP CODE: 10005

3. OWNER'S NAME: Melinda Montgomery
 STREET ADDRESS: 340 Scotch Road, Suite 200 TELEPHONE: 609 882-1601
 CITY & STATE: Ewing Township, New Jersey ZIP CODE: 08628

4. LOCATION:
 STREET ADDRESS: 251 Scotch Road
 SECTION NO. 373 LOT NO. 9 TAX MAP 64 ZONE DIST. IP-1

5. DESCRIPTION OF PROPOSED USE:
 Brief Description of Application
THE COUNTY OF MERCER IS REPLACING THE EXISTING TRENTON MERCER AIRPORT AIRCRAFT RESCUE AND FIREFIGHTING (ARFF) BUILDING WITH A NEW ARFF BUILDING WHICH WILL BE RELOCATED OFF SCOTCH ROAD.

6. ZONE REQUIREMENTS:

	Lot # 9	Lot #	Lot #	Lot #	Required	Variance Requested
Front	70'				75'	X
One Side	1500'				35'	
Both Sides					100'	
Rear	1200'				75'	
Other						
Height	32'-3"				<75'	
Bldg. Coverage	14,369 SF				169,500 SF	
Total Coverage	0.25%				Building 35% Impervious 70%	
Parking	20				9	
Other						
Other						
Other						

7. DEED RESTRICTIONS OR COVENANTS:
 NO [] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [] NO []

8. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:
 Undue Hardship Consideration: _____

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

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:
 NO [] YES [] If yes, Date: _____ Type: _____ Zoning Board [] Approved []
 Planning Board [] Disapproved []
12. LIST OF INDIVIDUALS WHO PREPARED PLANS:
 Engineer: DY Consultants Phone: 212 635-3838
 Address: 40 Wall Street #500, NY, NY 10005
 Planner: _____ Phone: () _____
 Address: _____
 Lawyer: _____ Phone: () _____
 Address: _____
13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

14. ADDITIONAL INFORMATION:

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 owner of 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.



Applicant's Signature

Dennis Yap, PE