



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD

APPLICATION NO. PBA-24-004

ZONING BOARD

DATE OF SUBMISSION 7/22/2024

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

2. APPLICANT'S NAME Joan Fallon

STREET ADDRESS 68 Wilburtha Road TELEPHONE (609) 306-3411

CITY AND STATE Ewing, NJ 08628 ZIP CODE \_\_\_\_\_

3. OWNER'S NAME Same as above

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

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

4. LOCATION

STREET ADDRESS 68 Wilburtha Road TELEPHONE (609) 306-3411

SECTION No. 422 LOT NO. 71 and 15 TAX MAP 86 ZONE DIST. R-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant is requesting minor subdivision approval with variances to add portion of Lot 15 to Lot 71 to include improvements made to property.

- Applicant is requesting variance for proposed Lot A for lot frontage; minimum required is 125 feet where only 110 feet is existing and proposed for lot frontage.
- Applicant is requesting variance for proposed Lot A or lot width; minimum required is 125 feet where only 116.24 feet is proposed for lot width.
- Applicant is also requesting any other variances or waivers deemed necessary by the Board.

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:



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						

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  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Craig Stratton Phone (609) 882-0616

Address 2193 Spruce Street, Ewing, NJ 08638

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 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