



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD

APPLICATION NO. PBA-24-005

ZONING BOARD

DATE OF SUBMISSION 8/5/2024

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

2. APPLICANT'S NAME 1694 Pennington, LLC

STREET ADDRESS 1694 Pennington Road TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing, NJ ZIP CODE 08618

3. OWNER'S NAME Same as Applicant

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

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

4. LOCATION

STREET ADDRESS 1694 Pennington Road TELEPHONE \_\_\_\_\_

SECTION No. 154 LOT NO. 11-15 TAX MAP \_\_\_\_\_ ZONE DIST. BN

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 Douglas C. Pelikan, PE Phone (609) 865-1596  
Address 1701 Pennington Road, Ewing, NJ 08618  
Planner James T. Kyle, PP, AICP Phone (609) 257-6706  
Address 2 East Broad Street, Second Floor, Hopewell, NJ 08525  
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

Building design packet consisting of (i) Concept Plan prepared by James T. Kyle, PP/AICP; (ii) renderings; (iii) floor plans. (previously submitted). Plans entitled "New Student Residence" prepared by Douglas C. Pelikan, P.E., dated January 20, 2024, last revised June 28, 2024 and consisting of six (6) sheets.  
Report entitled "Stormwater Runoff Report for 1694 Pennington, LLC" prepared by Douglas C. Pelikan, P.E., dated April 2, 2024.

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/Owner  
Applicant's Signature