



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. PBA-24-006

ZONING BOARD []

DATE OF SUBMISSION 9/11/2024

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 type="checkbox"/>	Site plan Prelim.	<input checked="" type="checkbox"/>	C.40-55D-70A	<input type="checkbox"/>
Major Sub-Prelim	<input checked="" type="checkbox"/>	Site Plan Final	<input checked="" type="checkbox"/>	C.40-55D-70B	<input type="checkbox"/>
Major Sub-Final	<input checked="" 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 Suburban Square Associates, LP

STREET ADDRESS 1000 Germantown Pike Suite A-2 TELEPHONE _____

CITY AND STATE Plymouth Meeting, PA ZIP CODE 19462

3. OWNER'S NAME Same as Applicant.

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 25-51 Scotch Road, 1300-1320 Parkway Ave TELEPHONE _____

SECTION No. 365 LOT NO. 11, 12, 13, 20 TAX MAP 58 ZONE DIST. TC

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 Matthew Landro Phone (215) 996-9100
Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914
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

Plans entitled "Preliminary/Final Major Site Plan & Major Subdivision" prepared by Matthew Landro, P.E. (sheets 1-28) and D.T. North, R.L.A. (sheets 29-35), Bohler Engineering, dated September 4, 2024 and consisting of thirty-five (35) sheets.

Plans entitled "Starbucks Prototype STB-B Interior Criteria" dated January 19, 2024 and consisting of one (1) sheet labeled "A101. "

Plans entitled "Starbucks Prototype STB-B Shell Criteria Set" dated January 19, 2024 and consisting of two (2) sheets.

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