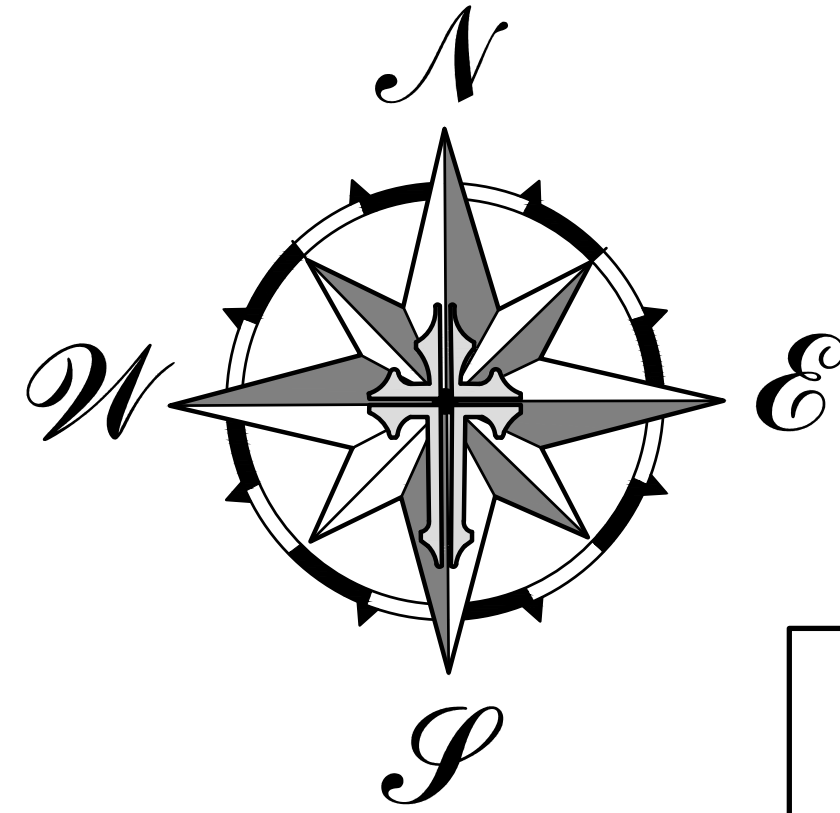


PRELIMINARY & FINAL MAJOR SITE PLAN

The Ewing Cemetery Association "CENTER FOR LIFE CELEBRATION"

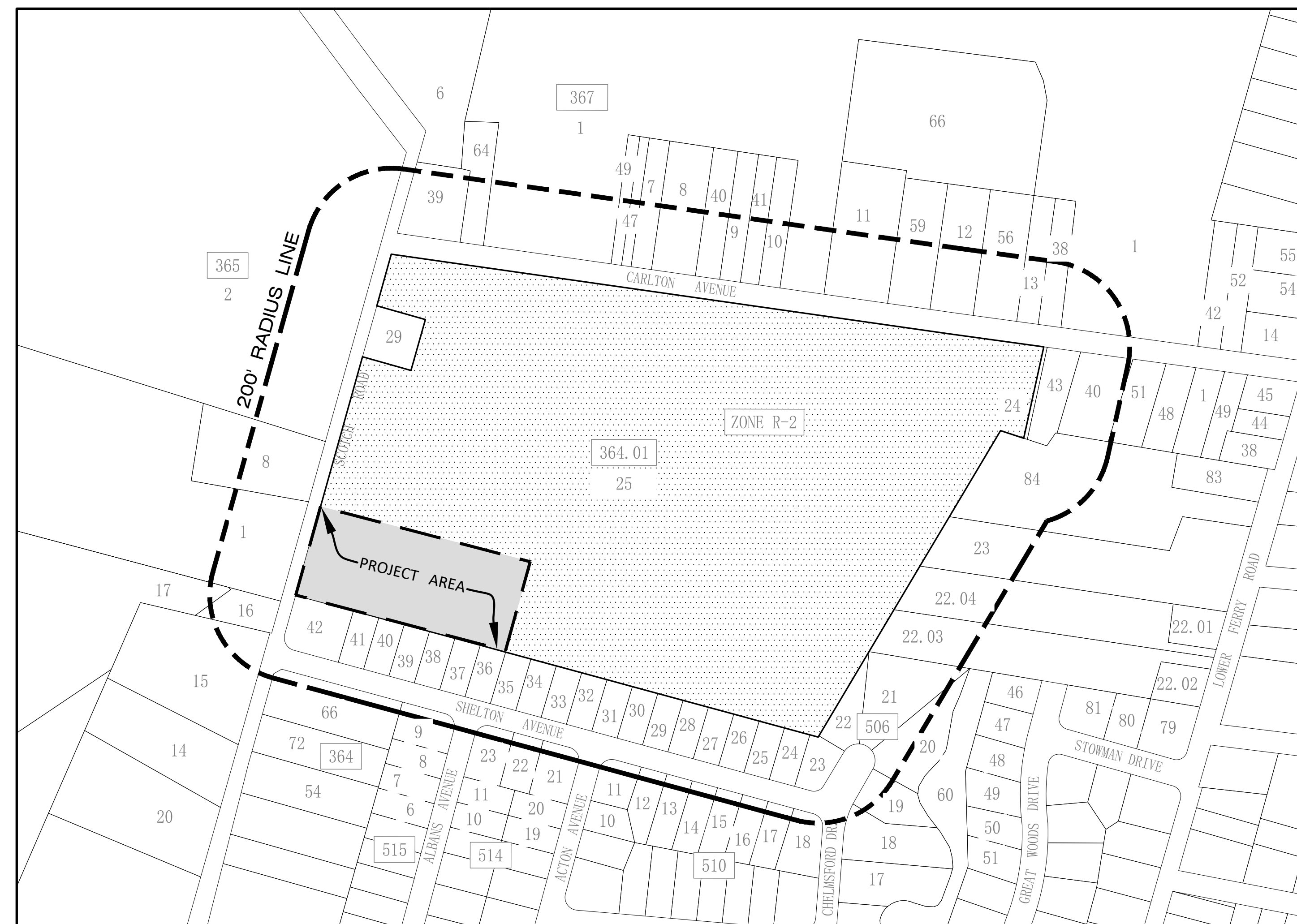
for LOT 25 in BLOCK 364.01

TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY



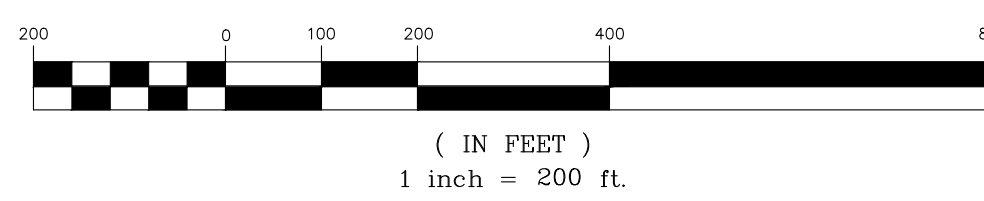
LIST OF OWNERS WITHIN 200 FT.

BLOCK	LOT(S)	OWNER(S)
LOT 25 IN BLOCK 364.01		
EWING TOWNSHIP		
MERCER COUNTY, NEW JERSEY		
364	66	PNC BANK NATIONAL TAX LLC
364.01	22,03,22,04	A N B L LLC
	23,04	BALDWIN, EILEEN M.
	24	STATE OF N.J.
	35	MALONEY, SHEILA A.
	40	COLAVITA, JAMES & SUSAN KILEY
365	1	MERCER COUNTY LIBRARY
	2	FIRST PRES CHURCH / PRESERVATION NJ
	8	TRUSTEES OF CWALLOCAL 1032
	15	MC CLISTER & DIMICK ASSOCIATES
	16	MC CLISTER CRAIG R.
	17	MERCER COUNTY
367	1	EWING TOWNSHIP
	7	SARDIELLO, RONALD & WENDY
	8	BRADLEY, CHARLES E.
	9	GARAY, WALTER MICHAEL & JUDITH
	10	GENTILE, CLAUDIA A. & SCHLENKER, SHAK
	11	TED HOLDING, LLC
	12	CARR, JOHN F. & DOVGALA KATHRYN
	13	HORYAK, ANDREW J. UX
	39	EWING APARTMENTS LLC
	56	TIBBETTS, SUSAN & ANDREW
	59	KUBIN, MICHELLE & KRISTOPONIS, MICH
	64	WRIGHTWORKS PROPERTIES, LLC
508	18	MATLACK, JAMES K. UX
	19	COOPER, MICHAEL
	20	MANTUANO, PATRICIA
	21	GUTIERREZ, HECTOR
	22	GNUDI, LAURA
	23	DAVIS-THOMAS, CHRISTY
	24	JOHNSON, SCOTT & BRIDGETTE
	25	NIETOS, BRIANA & MELENDEZ BIENVENIDA
	26	CRAS, SHAWN UX
	27	GRANSTOUN, KAREN
	28	BAH, JOYCE
	29	RODRIGUEZ, EDIS
	30	BRANDMAIER, FRANZ
	31	DUNCAN, GARY G. & BARBARA L.
	32	BECK, DAVID G. UX
	33	ANKOSIC, JIDE
	34	FEIG, MICHAEL T.
	35	HENDRICKSON, JOSEPH F.
	36	KAUR, HARJAPANIT & PRINCE, JOHN B.
	37	ZORN, GEORGE T. UX
	38	RAY, ROBERTA
	39	ADAMS, YVONNE
	40	CONNELL, MICHELLE
	41	ALVARADO, ROGER E. & LINDSAY A.
	42	PUNAM CORPORATION C/O PATEL
	43	COCCIAN, THOMAS
510	11	ROZLAZLY, STANISLAW
	12	MCDONNAUGHY, DEBORAH
	13	RUEHLE PMI LLC
	14	COWELL, HEATHER & FRANK, TRAVIS
	15	PURCELL, WILLIAM ETUX
	16	CANULLI, SHARON
	17	PETERSON III, ARNOLD & ESTHER C.
	18	GOMEZ, JOSE A.
514	22	ROSSI, MARIE
	23	DEURE, JAMES & CARLA
515	9	VENNIE JR., RONALD & SANTANA, ELBA
OTHERS:		
		SUNOCO PIPELINE L.P.
		P.S.E. & G. CO.
		D & R CANAL COMMISSION
		MERCER COUNTY PLANNING BOARD



KEY MAP

GRAPHIC SCALE



GENERAL NOTES:

- PROPERTY IS KNOWN AS LOT 25 IN BLOCK 364.01, AS SHOWN ON SHEET 57 OF THE TOWNSHIP OF EWING TAX MAPS .
- OWNER/APPLICANT:
THE EWING CEMETERY ASSOCIATION
78 SCOTCH ROAD
EWING , NEW JERSEY 08628
- OUTBOUND AND SURVEY OF PROPERTY AND LIMITED TOPOGRAPHY PREPARED BY CREST ENGINEERING ASSOCIATES INC. DATED 10/26/20. DATUM NAVD 88.
- ZONING NOTES

PROPERTY IS ZONED: R-2 (RESIDENTIAL) WITH THE FOLLOWING REQUIREMENTS:

	REQUIRED:	EXISTING	PROPOSED
MINIMUM LOT AREA:	10,000 S.F.	1,261,017 S.F.	1,261,017 S.F.
MINIMUM LOT WIDTH:	80 FT.	832.72 FT.	832.72 FT.
MINIMUM LOT FRONTAGE:	80 FT.	832.72 FT.	832.72 FT.
MINIMUM LOT DEPTH:	110 FT.	1,235.28 FT.	1,235.28 FT.
PRINCIPAL BUILDING			
MINIMUM FRONT YARD:	40 FT.	29.8 FT. *	234.4 FT. (NEW BUILDING)
MINIMUM SIDE YARD:	10 FT.	15.71 FT.	52.4 FT. (NEW BUILDING)
MINIMUM REAR YARD:	35 FT.	1225.65 FT.	886.6 FT. (NEW BUILDING)
ACCESSORY BUILDING			
MINIMUM SIDE YARD:	5 FT.	>5 FT.	N/A
MINIMUM REAR YARD:	5 FT.	>5 FT.	N/A
TO PRINCIPAL BLDG.	20 FT.	N/A	20 FT. (NEW BUILDING)
MAXIMUM BUILDING HEIGHT:	2-1/2 STORY/35 FT.	2-STORY/<35 FEET	20 FT. (NEW BUILDING)
MAXIMUM ACC. HEIGHT:	1 STORY/15 FT.	1-STORY/<15 FEET	ONE STORY
MAXIMUM BLDG. COVERAGE	18%	0.9%	1.4%
TOTAL COVERAGE	26%	10.2%	11.2%

* EXISTING CONDITION

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 6,200 SF. "CENTER FOR LIFE CELEBRATION" WHICH INCLUDES A CREMATORY , OFFICES , MEETING ROOMS AND EVENT AUDITORIUM . EXISTING CREMATORY TO BE RELOCATED WITH NEW STATE OF THE ART EQUIPMENT , CLOSSES AT DUSK .
- THE SITE CONTAINS NO FRESHWATER WETLANDS OF FLOOD HAZARD AREAS.
- TRASH PICK UP BY PRIVATE CARRIER.
- DUE TO THE HOURS OF OPERATIONS , NO ADDITIONAL SITE LIGHTING IS PROPOSED.
- PARKING - FOR NEW BUILDING ONLY
3 HANDICAP ACCESSIBLE SPACES HAVE BEEN PROVIDED
REMAINDER OF PARKING IS PROVIDED ALONG THE INTERNAL NETWORK OF DRIVES
TYPICAL OF A CEMETERY SITE DESIGN .

VARIANCES/DESIGN WAIVERS

215-15 (1)(g) FRONT YARD SETBACK 40 FEET REQUIRED , 29.8 FEET EXISTING CONDITION

SHEET INDEX:

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING & UTILITY PLAN
- LANDSCAPING PLAN
- DETAILS (SCD)
- DETAILS
- SANITARY and WATER DETAILS

APPLICANT: _____
OWNER: _____
PROJECT: _____
LOCATION: _____
BLOCK: 364.01 LOT(S): 25
STREET ADDRESS: _____
SIGNATURE OF PERSON WHO PREPARED CHECKLIST _____ DATE _____
(PLEASE TYPE OR PRINT) NAME AND TITLE OF PERSON WHO PREPARED CHECKLIST _____
FOR ZONING BOARD USE ONLY:
ZB#: _____ DATE RECEIVED BY BOARD: _____

THIS SITE PLAN HAS BEEN APPROVED BY THE
EWING TOWNSHIP PLANNING BOARD.

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

NO	DESCRIPTION	DATE	BY
1.	REVISE PROPOSED BUILDING AND TOTAL COVERAGE	6/15/22	CPE

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 240A27989300 •
100 RIKE DRIVE
MILFORD TOWNSHIP, N.J. 08855
PH: (609) 448-5550

30 ROBBINS FERRY
41 WATER STREET
TOWNSHIP OF EWING, N.J. 08628
PH: (732) 244-0888

LORALI E. TOTTEN
PROFESSIONAL ENGINEER N.J. LIC. NO. 28662

DATE	10/21/21
SCALE	1" = 200'
DRAWN	MJF
CHECKED	
SHEET	1 OF 8
POCKET	

PRELIMINARY & FINAL MAJOR SITE PLAN
**LOT 25
BLOCK 364.01**
(TAX MAP SHEET No. 57)
TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY

COVER SHEET

DWG. NO. 215-15-0000-0000-0000
SHEET NO. 1 OF 8