



April 4, 2022

Richard Owen, Chair
Ewing Township Planning Board
2 Jake Garzio Dr
Ewing, NJ 08628

**RE: Preliminary/Final Major Site Plan
Ewing Cemetery Association
78 Scotch Road
Block 364.01, Lot 25**

Owner/Applicant:
Ewing Cemetery Association
78 Scotch Road
Ewing, NJ 08628

I. Proposal Summary:

The applicant is proposing a new 6,200-sf building containing offices, meeting rooms, event space, and a crematory to be located within Ewing Cemetery at 78 Scotch Road. Cemeteries are a permitted principal use in the R-2 Single Family-Detached Zone.

II. Submission:

1. Land Development Application
2. Architectural plans prepared by TF Architect, dated 01/06/2022.
3. Site plans prepared by Crest Engineering, dated 10/21/21.

III. Waivers and Variances

Waivers:

1. No waivers are requested.

Variances:

1. *Front Yard Setback – Principal Building (215-15(D)(1)(g))*
 - a. 40ft is required, where 29.8ft exists. A pre-existing condition variance is required.

V. Planning Review



Setback Variance: The applicant is requesting a variance for a preexisting nonconforming front yard for the existing crematorium structure on Scotch Road. The proposed project area is located on the interior of the lot and thus will not expand or exacerbate the nonconforming condition.

Parking: Three (3) ADA-parking spaces are provided within the project area. The remainder of parking is provided by the existing cemetery driveways. Note that the Township's *Off-Street Parking Schedule (215-36(H))* does not specify requirements for cemetery use, but the applicant may wish to testify that parking will not overflow onto any public street.

Impervious Coverage: The zoning table on the site plan indicates a reduction in building coverage and total lot coverage. Clarification is requested as the project involves new construction, and there is no indication of demolition. Regardless, the project is not expected to exceed coverage requirements.

VI. Architectural Review

1. The proposed structure is located on the interior of the lot and thus hidden from the street. The structure meets the Township's development standards.

VII. Landscaping Review

1. The Landscape Plan includes a wide variety of native and non-native plantings. Consultation with the Environmental Commission is recommended with acknowledgement of the Ewing Cemetery Association's arboretum accreditation status.
2. Testimony regarding any disturbance of the evergreen buffer separating the project area from the residences on Shelton Ave is recommended. We recommend any disturbance to the buffer to be restored and maintained.

VIII. Conclusion

The application appears to comply with the Township's Land Development Ordinance, although additional clarification is requested. Should you have any questions or concerns, please feel free to contact me at 212-203-5137 or via email, cwl@latinigleitz.com.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Charles Latini, PP, AICP'. Below the signature, the name and titles are printed in a black sans-serif font: 'Charles Latini, PP, AICP'.

CC: Applicant
Board & Board Professionals