

**ADDENDUM TO APPLICATION
OF
HOMES BY TLC, INC.**

Applicant: Homes by TLC, Inc.
Owner: A.N.B.L. LLC
Property: 1219-25 Lower Ferry Road
Ewing, NJ 08618
Block 364.01, Lots 22.01, 22.02, 22.03, 22.04
Zone: R-2 Residential District, Single-Family Detached
Application: Use Variance and Administrative Waiver of Site Plan

The applicant, Homes by TLC, Inc. (the "Applicant"), is filing this application with the Ewing Township Zoning Board of Adjustment (the "Board") for use variance approval pursuant to N.J.S.A. 40:55D-70(d)(1), bulk variance relief and administrative waiver of site plan for approval of four two-story residential duplex buildings in connection with parcels having an address of 1219-25 Lower Ferry Road, known and designated on the Tax Map as Block 364.01, Lots 22.01, 22.02, 22.03 and 22.04, Sheet 57 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the R-2 Residential District, Single-Family Detached ("R-2"). The owner of the Property is A.N.B.L., LLC.

The aforesaid Property was the subject of the following prior approvals:

- Resolution of Memorialization bearing No. 2007-13 dated June 7, 2007 memorializing action taken by the Planning Board on May 3, 2007 for preliminary and final major subdivision approval creating four (4) new lots with variances, &c.
- Resolution of Memorialization bearing No. 2007-33 dated February 7, 2008 memorializing action taken by the Planning Board on December 6, 2007 for a six month extension of the aforesaid preliminary and final major subdivision approval creating four (4) new lots with variances, &c.

The Property consists of four parcels that were created by a prior subdivision totaling approximately 3.925 acres. The Applicant is proposing to build a residential duplex on each of the four parcels, as well as associated improvements including a shared driveway, parking, &c. The residential duplexes will be operated by Homefront, Inc. to provide low-income and resource housing.

The proposed residential duplex buildings are not a permitted use in the R-2 zoning district. Accordingly, a use variance is required. The Applicant is also seeking bulk variance relief as set forth below and administrative waiver of site plan and any and all required variances and design waivers. In the event the administrative waiver of site plan is not granted, the Applicant will bifurcate this application pursuant to N.J.S.A. 40:55D-76(b), wherein this application is for the approval of the use variance and other relief contained herein, and the Applicant will thereafter submit a subsequent application for site plan and any and all required variances and design waivers.

The following is a summary of the relief required:

- Two-family residences are not a permitted use in the R-2 zoning district. Accordingly, a use variance is required.
- Rear yard setback of 35' is required, whereas 29.25' is proposed on lot 22.01 and 30' is proposed on lot 22.02.

The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance. The proposed low-income housing use is an inherently beneficial use.

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).