

**TOWNSHIP OF EWING**  
**LAND DEVELOPMENT APPLICATION**

PLANNING BOARD   
ZONING BOARD

APPLICATION NO. ZBA-22-004  
DATE OF SUBMISSION 10/18/2022

Filing Fee \$ 1,250.00

Receipt or Check NO. 74513

Received by: LCB

**DO NOT WRITE ABOVE THIS LINE**

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)
- |   |  |  |
|---|--|--|
| 1. Minor Subdivision <input type="checkbox"/> | 4. Site plan Prelim. <input checked="" type="checkbox"/> (Amended) | 7. C.40:55D-70A <input type="checkbox"/>             |
| 2. Major Sub-Prelim. <input type="checkbox"/> | 5. Site Plan Final <input checked="" type="checkbox"/> (Amended)   | 8. C.40:55D-70B <input type="checkbox"/>             |
| 3. Major Sub-Final <input type="checkbox"/>   | 6. Conditional Use <input type="checkbox"/>                        | 9. C.40:55D-70C <input type="checkbox"/>             |
|   |  | 10. C.40:55D-70D <input checked="" type="checkbox"/> |

2. **APPLICANT'S NAME:** Atlantic Realty Development  
STREET ADDRESS: 90 Woodbridge Center Drive, Suite 600 TELEPHONE: (732) 750-1111  
CITY & STATE Woodbridge, New Jersey ZIP CODE: 07095

3. **OWNER'S NAME:** Halston Builders Associate, LLC  
STREET ADDRESS: 21 Kilmer Driver @ Rt. 9 TELEPHONE: (732) 750-1111  
CITY & STATE Morganville, New Jersey ZIP CODE: 07751

4. **LOCATION:**  
STREET ADDRESS: 2200 Scenic Drive  
SECTION NO. 423.03 LOT NO. 225 TAX MAP 97 ZONE DIST. R-M

5. **DESCRIPTION OF PROPOSED USE:**  
Brief Description of Application: Construct new Clubhouse and add six (6) dwelling units

6. **ZONE REQUIREMENTS:** See Preliminary Plans.

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**  
No  Yes  Attach copy if yes. ARE TAXES PAID TO DATE: YES  NO

8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**  
Undue Hardship Consideration: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9.7 SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

De minimis expansion of non-conforming use approved in late 1960's early 1970's.

10. REQUESTS FOR WAIVERS: (Reasons)

N/A

11. PREVIOUS APPEALS OR ACTIVITY:

No  Yes  If yes, Date: Unknown Type: Site Plan Zoning Board  Approved   
Search of Township's records did not locate approval. Planning Board  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer: Scott H. Turner, P.E., Menlo Engineering Associates Phone: (732) 846-8585  
Address: 261 Cleveland Avenue, Highland Park, New Jersey 08904  
Architect: Laurance D. Appel, R.A., Appel Design Group Phone: (973) 994-1776  
Address: 220 South Orange Avenue, Suite 100, Livingston, NJ 07039  
Lawyer: Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott, LLC Phone: (609) 989-5029  
Address: 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648

13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION  
Preliminary/Final Site Plan for Delaware Heights Township of Ewing Mercer County New Jersey Block 423.03, Lot 225,  
prepared by Menlo Engineering Associates, dated June 17, 2022 (15 sheets); Architectural Plans and Rendering, prepared by  
Appel Design Group; Stormwater Management Report for Delaware Heights, prepared by Menlo Engineering Associates, dated  
June 17, 2022;

14. ADDITIONAL INFORMATION:

Increasing number of approved units from 352 to 358  
Increasing lot coverage from 54.2% to 58.2%  
Reducing passive open space from 45.8% to 41.8% but adding active open space and recreational amenities

**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 owner of 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

ATLANTIC REALTY DEVELOPMENT

By:

  
Frank J. Petrino, Applicant's Attorney