



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

REVISED

PLANNING BOARD [] APPLICATION NO. _____
ZONING BOARD [] DATE OF SUBMISSION _____
Filing Fee \$ _____ Receipt or Check No. _____ Received By: _____

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

Minor Subdivision [] Site plan Prelim. [] C.40-55D-70A []
Major Sub-Prelim [] Site Plan Final [] C.40-55D-70B []
Major Sub-Final [] Conditional Use [] C.40-55D-70C [x]
C.40-55D-70D []

2. APPLICANT'S NAME Isaac Rodriguez Reyes

STREET ADDRESS 334 49th St., Apt. 1 TELEPHONE (347) 484-2196
CITY AND STATE Brooklyn, NY ZIP CODE 11220

3. OWNER'S NAME Isaac Rodriguez Reyes

STREET ADDRESS 334 49th St., Apt. 1 TELEPHONE (347) 484-2196
CITY AND STATE Brooklyn, NY ZIP CODE 11220

4. LOCATION

STREET ADDRESS 138 Keswick Avenue TELEPHONE _____
SECTION No. 136 LOT NO. 266 & 267 TAX MAP _____ ZONE DIST. R2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant proposes to renovate existing 964 sf, 2-story, 2-bedroom residential structure to add a 594 sf addition, add two additional bedrooms (4 bedrooms total). The Applicant further proposes to remove an existing 285 sf garage. Applicant seeks lot consolidation, use variance (FAR) and bulk variance relief as outlined below.

6. DEED RESTRICTIONS OR COVENANTS:

NO [x] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [x] NO []

7. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:

Under Hardship Consideration:

Many of the variances are attributable to existing conditions: minimum lot area, minimum depth. One variance will improve on existing conditions: minimum front yard. The other variances, maximum building coverage, minimum rear yard, maximum impervious coverage, and floor area ratio will bring the property into conformance with the neighborhood. The current residential structure is in serious disrepair. To use the residential structure, it must be renovated and made suitable for modern living. To accomplish the Applicant's intention, if the requested variances are not granted, he will be required to demolish the existing building and rebuild on the property - a cost prohibitive alternative.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front				16'-6'7"	40'	Yes (existing)
One Side				11'-5"	10'/10'	No
Both Sides				42'-7"/11'-5"	10'/10'	No
Rear				24'-6"	35'	Yes
Other	Lot Area			7200sf	10,000sf	Yes (existing)
Height				30'-10"	35'	No
Bldg. Coverage				21%	18%	Yes
Total Coverage				17%	26%	Yes
Parking				2	2	No
Other	Min Lot Depth			90'	110'	Yes (existing)
Other	Min Lot Width			80'	80'	No
Other	FAR Calculation			4 bedrooms	3.6 bedrooms	Yes

Driveway 0' 6' to side yard (existing)

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

A D(4) varince for a minimal increase in the FAR is de minimis. The consolidated property is well suited for the very small increased FAR (.4) and will not have a substantial detriment to the public or substantially impair the zone plan.

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: _____ Type: _____
 Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Architect Martha Brazoban, AIA Phone (908) 316-5337
 Address 570 North Broad Street, Ste 15, Elizabeth, NJ 07208
 Planner Allen Schectel, P.P. Phone 609-903-1864
 Address 5 Elkins Court, Princeton Junction, NJ 08550
 Lawyer Arnold C. Lakind, Esq. Phone (609) 275-0400
 Address 101 Grovers Mill Rd., Ste 200, Lawrenceville, NJ 08648



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

Architectural Plans (10-pages), prepared by Martha Brazoban, AIA, dated 9-10-21, last revised November 21, 2022; Survey, prepared by Max V. Raffaele, P.L.S., dated July 6, 2021.

14. ADDITIONAL INFORMATION

Applicant proposes to renovate and enlarge an existing 2-bedroom dilapidated residential dwelling, increasing the bedrooms to 4, and adding a rear deck to be used as his family residence. The size of the proposed structure will be consistent with the neighboring housing stock, and will not be a detriment to the neighborhood. The driveway adjacent to the house will provide sufficient off-street parking for 2 vehicles. Several of the requested variances are existing (Lot Area, Lot Depth, Front Yard Setback, Driveway to property line). The remaining variance requests are minor when compared to the overall combined lot size (Building Coverage, Total Coverage, and Rear Yard Setback). The remaining variance for the Floor Area Ratio (FAR) is 3.6 bedrooms, where the Applicant proposes 4. The 4th bedroom does not substantially increase the FAR and

should be allowed.

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.

Applicant's Signature

Arnold C. Lakind, Esq.
Attorney for the Applicant