

Application revised to note correct name of applicant and owner as per June 6, 2023 request from Attorney Richard Schkolnick, attorney for applicant.



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION  
Revised 6/7/2023

PLANNING BOARD [ ] APPLICATION NO. ZBA-23-001  
ZONING BOARD [X ] DATE OF SUBMISSION 5/10/2023  
Filing Fee \$ 300.00 Receipt or Check No. 1089 Received By: kb

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 [ ]  
C.40-55D-70D [X]

2. APPLICANT'S NAME ~~252 Parkway Ave~~ LLC Maple Prime Holdings, LLC

STREET ADDRESS 169 54th Street, #262 TELEPHONE (973) 232-5061

CITY AND STATE Brooklyn, NY ZIP CODE 11220

3. OWNER'S NAME ~~same~~ Maple Prime Holdings, LLC

STREET ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

CITY AND STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. LOCATION

STREET ADDRESS 252 Parkway Avenue TELEPHONE \_\_\_\_\_

SECTION No. 57 LOT NO. 16 TAX MAP 6 ZONE DIST. R-3

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The applicant proposes to formalize the use of the existing residential structure as a two-family dwelling. There are no proposed expansions or additions to the structure.

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:

There are no known hardship variances at this time.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	20.5				25	no change
One Side	8				10	no change
Both Sides					20	no change
Rear	23				35	no change
Other						
Height	3/32				2.5/35	no change
Bldg. Coverage						no change
Total Coverage	18				39	no change
Parking						
Other						
Other						
Other						

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

The two-family use will have no detrimental impact on the public good or impair the zone plan. The site has sufficient on-site parking; is located on a main road; and the dwelling is a very large structure that can accommodate two dwelling units. Additional testimony will be presented at the public hearing.

10. REQUESTS FOR WAIVERS: (Reasons)

There are no waivers being sought at this time

11. PREVIOUS APPEALS OR ACTIVITY:

NO  YES  If yes, Date: \_\_\_\_\_ Type: \_\_\_\_\_

Zoning Board  Planning Board  Approved  Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Architect: Jacob Wesel Phone (215) 999-4011

Address J Design & Consultants LLC, 8101 Washington Lane, Suite 220, Wyncote, PA 19095

Planner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Lawyer Richard Schkolnick, Esq. Phone (973) 232-5061

Address Law Offices of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, NJ 07041



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

1. Property Survey, prepared by Morgan Engineering & Surveying, dated 3/30/23.
2. Architectural Plans, prepared by J Design and Consultants LLC, dated May 1, 2023.
3. Tax certification email stating that the taxes are up to date.
4. 200' lists from Ewing Township and City of Trenton.
5. Tax cards that indicate the structure is a two-family dwelling.

14. ADDITIONAL INFORMATION

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.

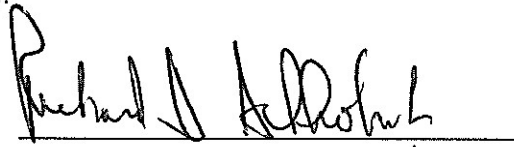
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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 (Attorney)