



May 30, 2023

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

**RE: 252 Parkway Avenue, LLC
252 Parkway Avenue
Block 57, Lot 16
R-3 Zone**

Owner/Applicant:
252 Parkway LLC

I. Proposal Summary:

The applicant is proposing converting a single-family home into a two-family home in an R3 single-family zone.

II. Submission:

1. Land Development Application. 05-10-23
2. Floor Plans, by J Design Consultants, Wyncote, PA. Date 05-01-23
3. Draft of Public Notice

III. Waivers and Variances

Applicant is requesting a D(1) Use variance from Section 215-16 to permit a two-family dwelling. The permitted use for this zone is single family dwelling and proposed use is a two-family dwelling. The applicant is also requesting a variance for the number of parking spaces: 3 spaces required (1.5 spaces per 1 bedroom unit and 2.0 spaces per 3 bedroom unit); and 2 garage spaces exist. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

1. Variances
 - a. *Use Variance. Single-family permitted, Two-family Proposed.*
 - b. Parking 3 required, 2 provided.

V. Planning Review

No scaled site plan or survey was provided by the applicant, nor do the architectural drawings contain floor area ratio or bedroom analysis. This makes it difficult to truly understand the

magnitude of all of the variances involved in this project, pre-existing or not.

Being an undersized lot, with inadequate parking at an intersection that has been notoriously problematic for parking due to the proximity to commercial uses adjacent, the applicant should provide additional information regarding the site layout. The relationship between the units proposed and the street, particularly at it relates to access and parking would be helpful for the Board.

An up to date survey or site plan to scale which highlights the current conditions would be useful. A zoning table should also be provided.

VI. Conclusion

In the Granting of use variances, the Board, must weigh the positive and negative criteria upon analysis of the expert testimony received, data presented, and the applicants commitments to remedy any potential issues through reasonable condition.

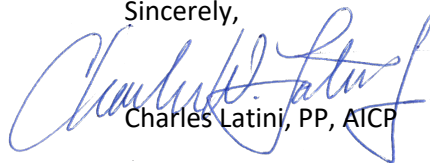
The positive criteria must address special reasons. Generally, there are sufficient "special reasons" for the granting of a d-variance under two broad circumstances: (1) when the refusal to allow the project would impose on the applicant an undue hardship and/or (2) when a proposed project carries out a purpose or multiple purposes of zoning under the mlul.

Since this case does not present a true hardship, testimony in support of the variance must explain which purposes of zoning (MLUL) are advanced by the application.

The negative criteria involves an analysis surrounding the Township's planning and zoning as it relates to the granting of this use variance so that upon analysis can determine whether or not the project is inconsistent with the Master Plan and Zoning ordinance and whether or not the use will substantially impair the intent and purpose of the zone plan and zoning ordinance.

Should you have any questions or concerns, please feel free to contact me at 212-203-5137 or via email, cwl@latinigleitz.com.

Sincerely,



Charles Latini, PP, AICP