



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

APPLICATION NO. ZBA-23-002

ZONING BOARD [ ]

DATE OF SUBMISSION 9/11/2023

Filing Fee \$ \_\_\_\_\_ Receipt or Check No. \_\_\_\_\_ Received By: KB

DO NOT WRITE ABOVE THIS LINE

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

- |                   |                          |                   |                          |              |                          |
|-------------------|--------------------------|-------------------|--------------------------|--------------|--------------------------|
| Minor Subdivision | <input type="checkbox"/> | Site plan Prelim. | <input type="checkbox"/> | C.40-55D-70A | <input type="checkbox"/> |
| Major Sub-Prelim  | <input type="checkbox"/> | Site Plan Final   | <input type="checkbox"/> | C.40-55D-70B | <input type="checkbox"/> |
| Major Sub-Final   | <input type="checkbox"/> | Conditional Use   | <input type="checkbox"/> | C.40-55D-70C | <input type="checkbox"/> |
|                   |                          |                   |                          | C.40-55D-70D | <input type="checkbox"/> |

*Waiver:  
Use Variance*

2. APPLICANT'S NAME Natalie L. Holton

STREET ADDRESS 192 Woodland Ave. TELEPHONE 609-433-6746

CITY AND STATE Ewing ZIP CODE 08638

3. OWNER'S NAME David Holton, deceased

STREET ADDRESS 192 Woodland Ave TELEPHONE \_\_\_\_\_

CITY AND STATE Ewing ZIP CODE 08638

4. LOCATION

STREET ADDRESS 192-192B Woodland Ave TELEPHONE \_\_\_\_\_

SECTION No. 140 LOT NO. 135 TAX MAP \_\_\_\_\_ ZONE DIST. R7

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Seeking to introduce two units into a single family detached dwelling having existing separate entrances.  
  
We request waiver of site plan based upon "no expansion of footprint".

6. DEED RESTRICTIONS OR COVENANTS:

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

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

Under Hardship Consideration:

No setback variances requested as we are not expanding the existing footprint. Separation of units will only involve closure of one doorway.  
  
Since March 6, 2012, this has been assessed by Tax Assessor as a two family dwelling. Owner has been paying taxes since then. We are seeking approval to officiate.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	29.8					
One Side	6 ft	lt side				
Both Sides						
Rear	60 ft					
Other	13.6 ft	rt side				
Height	25 ft					
Bldg. Coverage	900 sf					
Total Coverage	3,250 s					
Parking	2 sps					
Other						
Other						
Other						

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

N/A

10. REQUESTS FOR WAIVERS: (Reasons)

Applicant requests the waiver of a formal site plans as property has been used as a two unit structure since March 2012. See exhibits from Ewing Tax Assessor.

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 \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Planner \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Lawyer Gregory G. Johnson, Esq Phone (609) 731-6960  
 Address 282 Glenn Ave., Lawrenceville, NJ 08648



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

Survey by Bruce Benish, PLS, dated Aug. 29, 2023. Exhibits by Ewing Tax Assessor.

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