



Alaimo Group

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November 6, 2023

Mr. John Maloney, Chairman
Ewing Township Zoning Board
2 Jake Garzio Drive
Ewing, NJ 08628

RE: Ewing Township – Mercer County
Italo Gargione
204 Somerset Street
Block 182, Lots 181, 182 & 183
Zone R2
Proposed Minor Subdivision
Our File No. A-0198-0082-000

Dear Chairman Maloney:

As requested, we have reviewed a Minor Subdivision Plan submission, consisting of the following:

- Plans entitled “Minor Subdivision”, sheet 1 of 1, prepared by Morgan Engineering and Surveying, dated June 23, 2023. .
- Land Development Application and checklist.
- Survey of Property, prepared by Morgan Engineering and Surveying, dated June 7, 2023.
- Architectural rendering, floor plans and building elevations prepared by David J. Barici, RA, dated August 29, 2023.

I. GENERAL INFORMATION

Applicant: Italo Gargione
11 Park Avenue
Pennington, NJ 08345

Owner: Same as applicant

Proposal: The project proposes to redivide the existing three (3) lots into two (2) lots. Proposed Lot 181.01 will consist of 0.097 acres, and proposed Lot 182.01 will consist of 0.138 acres. The existing dwelling and driveway located on proposed Lot 181.01 will remain. A new dwelling and driveway will be constructed on proposed Lot 182.01

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Zoning: R2 – Residential Single Family Detached

II. ZONING REQUIREMENTS

A. **Use:** The proposed single family residence is permitted in the R2 Zone.

We defer zoning and variance comments to the Board Planner.

III. PERFORMANCE STANDARDS

A. **Proposed Subdivision**

1. The title block indicates that the subject property consists of three (3) lots. Existing lot lines for Lots 181, 182 and 183 should be delineated on the plan. Lot lines to be deleted should be identified as such.
2. The existing fence on adjoining Lot 104 encroaches on proposed Lot 182.01. The plan should provide an access easement to the adjoining property owner to allow for continued maintenance of the fence and property within the encroachment.
3. Lot closure calculations should be submitted for review.
4. Proposed lot numbers should be approved by the Tax Assessor.
5. If the subdivision is to be filed by deed, a copy of the deed should be submitted for review.

B. **Proposed Residence**

1. A grading plan should be submitted for review showing existing and proposed topography. Stormwater runoff should be directed towards the municipal right-of-way. Grading within the first ten feet of the building should provide a minimum 6” drop in elevation. Proposed finished floor, basement and crawl space elevations should be noted on the plan.
2. Sidewalk should be extended along Somerset Street. A concrete sidewalk detail and concrete apron detail should be provided.
3. The width of the proposed paver sidewalk and porch steps should be dimensioned on the plan.
4. The State Residential Site Improvement Standards (RSIS) requires 2.5 parking spaces be provided for the proposed dwelling. Testimony should be provided that the parking requirement will be addressed.

5. A trench restoration detail should be provided for the proposed road opening in Somerset Street.
6. Temporary and permanent stabilization notes should be provided on the plan. Silt fence may be required depending on site grading conditions.

IV. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Zoning Department and this office prior to the final signature of plans:

1. Ewing Lawrence Sewerage Authority
2. Trenton Water Authority
3. Any other agencies as may be deemed necessary

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP



Martin G. Miller, PE, PLS, PP, CME
Senior Project Engineer

MGM/DV

- c: Ewing Township Zoning Board
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Robert J. Davidow, Esq., Board Attorney
Italo Gargione (11 Park Avenue, Pennington, NJ 08534)
David J. Von Steenburg, PLS, Morgan Engineering and Surveying (PO Box 5232, Toms River, NJ 08754)

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