



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [] APPLICATION NO. ZBA-23-003
ZONING BOARD DATE OF SUBMISSION 9/22/2023
Filing Fee \$ 550.00 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 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

2. APPLICANT'S NAME Italo Gargione

STREET ADDRESS 11 Park Avenue TELEPHONE (609) 815-0509

CITY AND STATE Pennington, NJ ZIP CODE 08534

3. OWNER'S NAME same as applicant

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 204 Somerset Street TELEPHONE _____

SECTION No. 182 LOT NO. 181-183 TAX MAP 17 ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Minor subdivision to create two (2) lots from three (3) existing lots. One lot will contain the existing single family dwelling on Lot 181 and the second lot will contain a new dwelling to be constructed. The applicant requests variances for maximum floor area ratio, minimum lot area, minimum front yard setback, minimum lot width and frontage, minimum lot depth, minimum rear yard and maximum building and lot coverage.

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:

Testimony will be provided at the public hearing supporting variances under c (2) analysis where purposes of the Municipal Land Use Law will be promoted by the creation of new housing that is consistent with the neighborhood and the benefits of the relief outweigh any detriments.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front	8.9'	25'			40'	Yes
One Side	5.7'	10'			10'	Yes
Both Sides						
Rear	37'	20.4'			35'	Yes
Other	4,206 s.f.	5,997 s.f.			10,000 s.f.	Yes
Height	<35'	28.9'			35'	No
Bldg. Coverage	18%	23.8%			18%	Yes
Total Coverage	43.8%	32.2%			26%	Yes
Parking	4	2			2	No
Other						
Other						
Other						

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

Testimony will be provided at the public hearing supporting the FAR relief requested. The dwelling sizes are consistent with those in the neighborhood and for lots of similar size and will create needed housing. Grant of the relief will not impact adjacent lots and can be reconciled with the intent of the FAR limitation as the lots and dwellings are consistent with the neighborhood.

10. REQUESTS FOR WAIVERS: (Reasons)

The applicant requests a waiver from providing contours. Should the application be approved this information will be provided with the plot plan submitted with the building permit application.

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 David J. Von Steenburg, PLS Phone (732) 270-9690
 Address PO Box 5232, Toms River, NJ 08754
 Planner James Kyle Phone (609) 257-6706
 Address 2 East Broad Street, Second Floor, Hopewell, NJ 08525
 Lawyer N/A Phone _____
 Address _____



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

1. Minor Subdivision plan, prepared by David J. Von Steenburg, PLS, of Morgan Engineering & Surveying, dated 6/23/2023 consisting of 1 sheet.
2. Survey of Property, Lots 181, 182 & 183, Block 182, Township of Ewing, County of Mercer, New Jersey, prepared by Morgan Engineering & Surveying, LLC, dated 6/7/2021 consisting of 1 sheet.
3. Architectural plans including floor plans and elevations for 208 Somerset Street, Ewing, NJ, prepared by David J. Barici, RA, dated 12/20/2022, consisting of 4 sheets.

14. ADDITIONAL INFORMATION

Please see bulk table attached for detailed information on variances requested and dimensions.

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

ITALO GARGIONE

**Ewing Township
R-2 Bulk Regulations**

	Permitted Lot 181.01	Permitted Lot 181.02	Proposed Lot 181.01	Proposed Lot 181.02
Minimum Lot Area, interior	10,000 s.f.	10,000 s.f.	4,206 s.f. (V)	5,997 s.f. (V)
Minimum Lot Width, interior	80'	80'	46.74' (V)	75.11' (V)
Minimum Lot Frontage	80'	80'	46.85' (V)	75' (V)
Minimum Lot Depth	110'	110'	90.18' (V)	79.77' (V)
Front Yard	40'	40'	8.9' (ENC)	25' (V)
Side Yard, each	10'	10'	5.7' (ENC)	10'
Rear Yard	35'	35'	47.1'	25.4' (V)
Building Height	35' / 3 1/2 stories	35' / 3 1/2 stories	< 35' / 2 1/2 stories	28.9'
Lot Coverage, Building	18%	18%	18.0%	23.8% (V)
Lot Coverage, Total	26%	26%	43.8% (V)	32.2% (V)
Floor Area	1,104.72 s.f.	1,349.55 s.f.	1,617 s.f. (V)	2,075 s.f. (V)
Maximum Bedrooms	3	3	3	4 (V)

(V) indicates variance relief required.

LAND USE AND DEVELOPMENT

215 Attachment 1

Township of Ewing

Checklists

**Checklist Details Required for
Minor Subdivision Plats and Minor Site Plans**

Note: See § 215-82 of this chapter for further details of submission requirements and procedures.

1

- Application Form (7 copies)
5
- Plats or Plans (7 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed Also Electronic version on Disc or USB Flash Drive in PDF
- Scale of not less than 1 inch = 100 feet and one of four of the following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"
- Key map at less than 1 inch = 2,000 feet
- Title block:
 - Name of subdivision or development, Ewing Township and Mercer County
 - Name, title, address and telephone number of subdivider or developer
 - Name, title, address and license number of the professional or professionals who prepared the plot or plan
 - Name, title and address of the owner or owners of record
 - Scale
 - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
- Acreage figures (both with and without areas within public rights-of-way) and North arrow
- Approval signature lines
- Existing block and lot number(s) of the lot(s) to be subdivided or developed, as they appear on the Township Tax Map
- Subdivision or development boundary line (heavy solid line)

EWING CODE

- The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within 200 feet of its boundary
- The location and width of all existing and proposed utility easements
- Zoning districts affecting the tract and all surrounding properties, including district names and requirements
- Proposed buffer and landscaped areas
- Delineation of floodplains, including both floodway and flood-fringe areas
- Contours as required by the Township Engineer
- Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof
- The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor
- Concerning minor subdivisions only, existing and proposed monuments
- Concerning minor subdivisions applications only, and if the proposed lot(s) is (are) not served by a sanitary sewer, approval by the Township Board of Health of percolation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s), test results and compliance with the "Individual Sewage Disposal Code of New Jersey" or applicable Township Board of Health ordinances, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer
- Road right-of-way dedication and improvement, as applicable
- Sight triangle easements, as applicable
- Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications, as applicable

James T. Kyle, PP/AICP - applicant's planner

08/23/2023

Signature and Title of person who prepared checklist

Date

