



TOWNSHIP OF EWING  
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ] APPLICATION NO. ZBA-24-001 Amended  
ZONING BOARD [X] DATE OF SUBMISSION 5/2/2024  
Filing Fee \$ 750.00 Receipt or Check No. 1008 Received By: ICB

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 checked="" type="checkbox"/> | C.40-55D-70A | <input type="checkbox"/>            |
| Major Sub-Prelim  | <input type="checkbox"/> | Site Plan Final   | <input checked="" 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 checked="" type="checkbox"/> |
|                   |                          |                   |                                     | C.40-55D-70D | <input checked="" type="checkbox"/> |

2. APPLICANT'S NAME 2316 Columbia Ave LLP c/o Cory Bussey  
STREET ADDRESS 880 Mountain Ave TELEPHONE (732) 740-8800  
CITY AND STATE Berkeley Heights, NJ ZIP CODE 07922

3. OWNER'S NAME 2316 Columbia Ave LLP c/o Cory Bussey  
STREET ADDRESS 880 Mountain Ave TELEPHONE (732) 740-8800  
CITY AND STATE Berkeley Heights, New Jersey ZIP CODE 07922

4. LOCATION

STREET ADDRESS 2316 Columbia Ave TELEPHONE \_\_\_\_\_  
SECTION No. 46 LOT NO. 266 TAX MAP \_\_\_\_\_ ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant seeks approval to build a \$1,612 Square foot house with four Bedrooms and one car garage on a 5,000 sq ft vacant lot.

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:

See attached



8. ZONE REQUIREMENTS

|                  | Lot #               | Lot # | Lot # | Lot # | Required                 | Variance Requested                   |
|------------------|---------------------|-------|-------|-------|--------------------------|--------------------------------------|
| Front            | 19.50               |       |       |       | 40 Ft(dominant setback)  | (*) yes existing non conforming lot  |
| One Side         | 5'                  |       |       |       | 5' (both sides required) | yes                                  |
| Both Sides       | 10'                 |       |       |       | 10' required             | No Standard                          |
| Rear             | 73.83'              |       |       |       | 35' required             |                                      |
| Frontage         | 40                  |       |       |       | 80 required              | (*) yes, existing non conforming lot |
| Height           | 29.4' (2 1/2 Story) |       |       |       | 35' (2 1/2 story)        |                                      |
| Bldg. Coverage   | 17.6%               |       |       |       | 20%                      |                                      |
| Total Coverage   | 27.1 %              |       |       |       | 20%                      | yes                                  |
| Parking          | 2                   |       |       |       | 2                        |                                      |
| Density          | 4 bedroom           |       |       |       | 3 bedroom                | yes                                  |
| Floor Area Ratio | 1612                |       |       |       | 1,200                    | yes                                  |
| Width            | 40                  |       |       |       | 80 required              | (*) yes, existing non conforming lot |

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

See attached

10. REQUESTS FOR WAIVERS: (Reasons)

see attached

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 Architect Hampton Hill Architecture Phone (201) 516-2133  
 Address 109 Liberty View Dr. #1GA, Jersey City, NJ 07302  
 Lawyer Law Office of Michael P. Balint Phone (609) 750-9700  
 Address 1300 Kuser Rd, Fl 2 Hamilton, NJ 08619



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

Plan Title - 2316 Columbia Ave, Ewing, NJ 08638- Proposed New 2 1/2 Story,  
1 Family Dwelling.  
Name of the Firm- Hampton Hill Architecture/Prepared by Min W. Kil/Dated  
12/8/23 Registered Architect.  
  
Proof of payment of taxes to be provided.

14. ADDITIONAL INFORMATION

[Empty box for 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