Alaimo Group

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300
201 Willowbrook Blvd, Suite 501, Wayne, NJ 07470 Tel: 973-523-6200 Fax: 973-523-1765

September 3, 2025

Mr. Carl Benedetti, Jr., Chairman
Ewing Township Zoning Board
2 Jake Garzio Drive
Ewing, NJ 08628

RE: Ewing Township – Mercer County
Mark T. Gualtieri
145 Oregon Avenue
Block 159, Lots 22-24
Zone R2
ZBA-25-005
Our File No. A-0198-0090-000

Dear Chairman Benedetti:

We are in receipt of a Land Development application which the applicant proposes to construct a new 2-story split level residential single-family dwelling and attached garage.

We have reviewed the following information in support of this application.

1. Land Development Application for Mark T. Gualtieri.

2. House Location Plans consisting of eight (8) sheets prepared by Trenton Engineering Company, Inc. sheet 1 dated August 20. 2024, sheets 4 through 7 dated July 10, 2025, sheet 8 dated January 30, 2025.

3. Architectural building floor plans and elevations prepared by Patryk Hirsz, RA dated May 15, 2025.

4. Cover letter prepared by H. Benjamin Sharlin, Esq. dated August 12, 2025.

Based on our review of the submitted documents, we have the following comments for the Board's consideration:

1. We defer to the Board Planner with regard to landscaping, zoning and variance requirements.

2. The proposed high point spot elevations at the side yard grading should be relocated in the vicinity of the rear building corners to assure roof leader discharge will be directed towards Oregon Avenue. A minimum side yard swale slope should be maintained where possible.

3. Applicant should provide top and bottom of curb elevations where the new curb ties into the existing curb on Oregon Avenue.

4. A note should be provided on the grading plan stating that rear building corner roof leaders will be directed towards the side yard swale.

5. The AC unit should be relocated as to not conflict with down spout locations.

6. The Curb Replacement and Paving Repair Strip detail should be revised to note 2" HMA 9.5M64 Surface Course and 5" HMA 12M64 Base Course.

7. Signature blocks for the Board Engineer, Board Chairman and Secretary should be provided on the plan.

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

Very truly yours,

ALAIMO GROUP

Ryan Desai
Senior Project Engineer

RD/DV

c: Ewing Township Zoning Board
Aaron Watson, Business Administrator
Charles Latini, PP, AICP, Board Planner
Joseph Mester, PE, PLS, Trenton Engineering Company, Inc.
(trentonengineering@gmail.com)
H. Benjamin Sharlin, Esq. (hbsharlin@sharlinlaw.com)
Mark T. Gualtieri (58 North Spring Garden Avenue, Nutley, NJ 07110)
Dan Vechesky, Associate, Alaimo Group

Q:\Projects\A01980091000\Docs\Benedetti - 145 Oregon Ave ltr.docx