TOWNSHIP OF EWING

LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]

ZONING BOARD [X]

APPLICATION NO. ZBA-25-002

DATE OF SUBMISSION 5/19/2025

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	[ ]	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 Cellco Partnership d/b/a Verizon Wireless

STREET ADDRESS C/O Zublatt & Jones, P.C., attorneys for applicant TELEPHONE (609) 951-0600

CITY AND STATE Hamilton, NJ ZIP CODE 08619

3. OWNER'S NAME Revere Holdings LLC

STREET ADDRESS 802 River Road TELEPHONE _____

CITY AND STATE Ewing, New Jersey ZIP CODE 08628

4. LOCATION

STREET ADDRESS 802 River Road TELEPHONE _____

SECTION No. 419 LOT NO. 29 TAX MAP _____ ZONE DIST. BN

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

Applicant is proposing to install a communications facility which will consist of a new 120' monopole with a 5' lightning rod together with a proposed 1,600 sf fenced elevated equipment compound located at the Revere Restaurant property along River Road in Ewing Township. The proposed tower and compound will be designed to accommodate the antennas and ancillary equipment of future carriers. Verizon's panel antennas will be installed at a centerline height of 115'. Verizon's ancillary equipment cabinets together with its proposed diesel generator will be placed on a proposed 355.5 sf elevated equipment platform within the proposed fenced compound area. Verizon will utilize the existing gravel access drive for ingress, egress and parking during construction and maintenance.

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 memo in support of conditional use variance application

8. ZONE REQUIREMENTS

See attached "Bulk Requirements" table on Sheet Z-2 of the plans

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

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

- See attached memo in support of conditional use variance application

10. REQUESTS FOR WAIVERS: (Reasons)

*Waiver for Environmental Impact Statement Requirement

The majority of the existing surface upon which the proposed communications facility will be developed consists of mostly impervious surface.

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 Jacob Minaredi, P.E. (GE57972) Phone (856) 316-4788

Address 5000 Atrium Way, Mount Laurel, NJ 08054

Planner TBD Phone _____

Address -

Lawyer Kevin R. Jones, Esquire of Zublatt and Jones, P.C. Phone (609) 951-0600

Address 3836 Quakerbridge Road, Suite 106, Hamilton, NJ 08619

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

See attached cover letter

14. ADDITIONAL INFORMATION

N/A

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

Kevin R. Jones, Esquire, of Zublatt & Jones, P.C. Attorneys for Applicant
Cellco Partnership d/b/a
Verizon Wireless

REVISED OCTOBER 27, 2000