TOWNSHIP OF EWING

LAND DEVELOPMENT APPLICATION (updated application)

PLANNING BOARD [ ]

ZONING BOARD [X]

APPLICATION NO. ZBA-25-005

DATE OF SUBMISSION 8/14/25 via email

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 Mark T. Gualtieri

STREET ADDRESS 58 North Spring Garden Avenue TELEPHONE _____

CITY AND STATE Nutley, NJ ZIP CODE 07110

3. OWNER'S NAME Mark T. Gualtieri

STREET ADDRESS 58 North Spring Garden Avenue TELEPHONE (973) 699-7224

CITY AND STATE Nutley ZIP CODE 07110

4. LOCATION

STREET ADDRESS 145 Oregon Avenue TELEPHONE _____

SECTION No. 159 LOT NO. 22-24 TAX MAP p16 ZONE DIST. R2

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

The Applicant seeks to construct a single family 1344 square foot house with three bedrooms and two bathrooms. The minimum lot size required is 10,000 square feet and 9,375 square feet is proposed. The minimum front yard frontage is 80 square feet and 75 square feet is proposed. The minimum lot width (interior) is 80 square feet and 75 square feet are proposed. As a result, variances are needed. In addition, the Application requests lot consolidation along with any other variance that may be required.

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:

The proposed structure is consistent with other properties in the neighborhood.

EWING TOWNSHIP ZONING REQUIREMENTS FOR R2 ZONE (Residential Single Family-Detached)

DESCRIPTIONS	REQUIRED	EXISTING LOTS 22-24	PROPOSED LOTS 22-24
Principal Building			
Minimum Lot Area (corner)	12,100 s.f.	N/A	N/A
Minimum Lot Area (interior)	10,000 s.f.	*9,375 s.f. (V)*	*9,375 s.f. (V)*
Minimum Lot Frontage	80 ft.	*75.0 ft. (V)*	*75.0 ft. (V)*
Minimum Lot Width (corner)	110 ft.	N/A	N/A
Minimum Lot Width (interior)	80 ft.	*75.0 ft. (V)*	*75.0 ft. (V)*
Minimum Lot Depth	110 ft.	125.00 ft.	125.00 ft.
Minimum Front Yard	40 ft.	N/A	40.0 ft.
Average Neighbourhood Front Yard	28.2 ft.	N/A	40.0 ft.
Minimum Side Yard (each)	10 ft.	N/A	11.0 ft.
Total Both Side Yards	20 ft.	N/A	26.0 ft.
Minimum Rear Yard	35 ft.	N/A	57.3 ft.
Maximum Building Height	2.5 sty/35'	N/A	2.5 sty/25.08 ft.
Maximum Building Coverage	18%	N/A	13.3%
Maximum Lot Coverage	26%	N/A	21.9%
Accessory Buildings			
Minimum Dist.to Prin.Bldg	20 ft.	N/A	N/A
Minimum Dist.to side line	5 ft.	N/A	N/A
Minimum Dist.to rear lot line	5 ft.	N/A	N/A
Maximum Building Height	1 sty/15'	N/A	N/A

(V) INDICATES VARIANCE

8. ZONE REQUIREMENTS

SEE ZONING TABLE ON PLANS DATED JULY 10, 2025

	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):

10. REQUESTS FOR WAIVERS: (Reasons)

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 Craig Stratton, Engineer and Land Surveyor Phone (609) 882-0616

Address 2193 Spruce St, Trenton, NJ 08638

Planner _____ Phone _____

Address _____

Lawyer _____ Phone _____

Address _____

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

The Applicant has previously submitted:
1) Initial plans from Trenton Engineering
2) Neighborhood study

The applicant now submits
1) Updated plans dated July 10, 2025
2) Electronic copies of updated plans
3) Conceptual drawings of house

14. 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

8/14/25

REVISED OCTOBER 27, 2000

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Attorney for Applicant