TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ]
ZONING BOARD [✓]

APPLICATION NO. ZBA-25-003
DATE OF SUBMISSION 7/7/25
app signed

Filing Fee $ 1300.00 Receipt or Check NO. 1280 Received By: kb

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)
   1. Minor Subdivision [ ]
   2. Major Sub-Prelim. [ ]
   3. Major Sub-Final [ ]
   4. Site plan Prelim. [✓]
   5. Site Plan Final [✓]
   6. Conditional Use [ ]
   7. C.40:55D-70A [ ]
   8. C.40:55D-70B [ ]
   9. C.40:55D-70C [ ]
   10. C.40:55D-70D [✓]

2. APPLICANT'S NAME: JMD Realty Services, LLC
   STREET ADDRESS: 6 Dynasty Drive TELEPHONE: (917) 497-8418
   CITY & STATE Monroe, New Jersey ZIP CODE: 08831

3. OWNER'S NAME Same as Applicant
   STREET ADDRESS: TELEPHONE: ( )
   CITY & STATE: ZIP CODE:

4. LOCATION:
   STREET ADDRESS: 1530 Pennington Road
   SECTION NO. 118.02 LOT NO. 1 TAX MAP ZONE DIST. R-2

5. DESCRIPTION OF PROPOSED USE:
   Brief Description of Application Applicant proposes to construct a 21-unit apartment building.

6. ZONE REQUIREMENTS:

	Existing Lot # 1	Proposed Lot # 1	Lot #	Lot #	Required	Variance Requested
Front	46,875 sf	46,875 sf			40 ft.	Conforming
One Side Each	39.7 ft	20 ft			10 ft	Conforming
Both Sides						
Rear	184.4 ft	94 ft			35 ft	Conforming
Other						
Height	2.5 sty./35 ft	3 sty / 35.71 ft			2.5 sty / 35 ft	Variance Required
Bldg. Coverage	4.25%	17.73%			18%	Conforming
Total Coverage	20.49%	54.02%			26% / 28% with condition	Variance Required
Parking §215.55		46			2 for each dwelling unit (21 units)= 42 spaces	Variance - pkg is located in front yard
Other Base Floor Area	N/A	8,312.50 sf			2,450 sf	Variance Rquired
Other Max. No. of Bedrooms	N/A	42			5	Variance Required
Other						

7. DEED RESTRICTIONS OR COVENANTS:
   NO [✓] YES [ ] Attach copy if yes. ARE TAXES PAID TO DATE: YES [✓] NO [ ]

8. ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:
   Undue Hardship Consideration:

9. **SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):**
The zone contemplates residential use, including community residences, shelters & adult family; Adjoining uses include multi-family housing not inconsistent with proposed use; Current need for housing, including student housing; For the items set forth above, there are special reasons for approval of this Application and negative outcomes.

10. **REQUESTS FOR WAIVERS: (Reasons)**
Environmental Impact Statement - The site is presently used for a single-family dwelling and the Applicant's proposal is for multi-family use.

11. **PREVIOUS APPEALS OR ACTIVITY:**
NO [ ] YES [✓] If yes, Date: 6.15.25 Type: Site Review Zoning Board [ ] Approved [ ]
Planning Board [ ] Disapproved [ ]

12. **LIST OF INDIVIDUALS WHO PREPARED PLANS:**
Engineer: AWZ Engineering, Inc. Phone: (973) 588-7080
Address: 150 River Road, Suite B3, Montville, NJ 07045
Planner: To be provided. Phone: ( )
Address:
Lawyer: James E. Stahl, Esq. Phone: (732) 422-1000
Address: Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C., 2875 US Highway 1, North Brunswick, NJ 08902

13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION
Preliminary and Final Site Plan, prepared by AWZ Engineering, Inc., dated August 11, 2023, revised through November 25, 2024; Architectural Drawings prepared by Amrarch Design Studio dated June 8, 2023, revised through October 9, 2024; Stormwater Management Report prepared by AWZ Engineering, Inc., revised November 25, 2024; Operation and Maintenance Plan prepared by AWZ Engineering, Inc., revised November 25, 2024; Proof of Tax Payment and digital copies.

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 owner of 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 provided 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

JMD Realty Services, LLC

By: _____
Applicant's Signature

Arun Sanan
Managing Partner