PRELIMINARY AND FINAL SITE PLAN

1530 PENNINGTON ROAD
TAX LOT 1, BLOCK 118.02
TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY

PROPERTY OWNER/APPLICANT:

JMD REALTY SERVICES, LLC
6 DYNASTY DRIVE
MONROE, NJ 08831

LIST OF PROPERTY OWNERS WITHIN 200 FEET

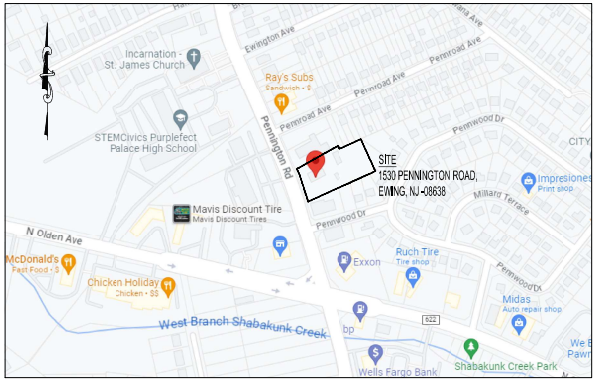
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
118.02	7	16 PENNWOOD DR	SANDYCK JESSICA 16 PENNWOOD DR EWING, NJ 08638
118.02	8	18 PENNWOOD DR	[illegible] 18 PENNWOOD DR EWING, NJ 08638
118.02	9	20 PENNWOOD DR	ARENT, RICHARD JOSEPH & SUSAN 20 PENNWOOD DR EWING, NJ 08638
118.02	38	1520 PENNINGTON RD	TWBB HOLDINGS, LLC 376 ROCK ROAD EAST LAMBERTVILLE, NJ 08530
118.02	40	8 PENNWOOD AVE	ROSCO HOLDINGS, LLC 376 ROCK ROAD EAST LAMBERTVILLE, NJ 08530
118.02	41	10 PENNWOOD AVE	SANTORO, KIMBERLY 10 PENNWOOD AVE EWING, NJ 08638
118.02	42	12 PENNWOOD DR	CARRERA ROCAEL BALCARCEL, ETAL 12 PENNWOOD DR EWING, NJ 08638
118.02	43	14 PENNWOOD DR	CARABALLO, JAVIER JR 14 PENNWOOD DR EWING, NJ 08638
118.03	30	19 PENNWOOD DR	REYES, PHYLLIS & RAMOS, JOVAN 19 PENNWOOD DR EWING, NJ 08638
118.03	31	17 PENNWOOD DR	TASH, RIVERI Y I 17 PENNWOOD DR EWING, NJ 08638
118.03	32	15 PENNWOOD DR	MCCORMACK, THOMAS F. & SUSAN 15 PENNWOOD DR EWING, NJ 08638
118.03	33	13 PENNWOOD DR	LONDON, TAMACEBALLOS, JORGE 13 PENNWOOD DR EWING, NJ 08638
118.03	34	99 PENNWOOD DR	PAUL, RICHARD DALE 2 APACHE DR PENNINGTON, NJ 08534
119	1	1534 PENNINGTON RD	[illegible] 1534 PENNINGTON RD EWING, NJ 08638
119	2	1 PENNROAD AVE	ORLAND REAL ESTATE LLC 1534 PENNINGTON RD TRENTON, NJ 08618
119	3	3 PENNROAD AVE	COPPOLA, HALEY 3 PENNROAD AVE EWING, NJ 08638
119	6	5 PENNROAD AVE	REINHARDT, CHRISTOPHER & AUFERO, JES 5 PENNROAD AVE EWING, NJ 08638
119	8	7 PENNROAD AVE	MARINI, LAWRENCE C. I/X 7 PENNROAD AVE EWING, NJ 08638
119	10	9 PENNROAD AVE	FELDMAN, CRAIG M. & STEPHANIE 24 STONEHEDGE DR EAST EAST WINDSOR, NJ 08520
119	12	11 PENNROAD AVE	WILLIAMS, RICKY 11 PENNROAD AVE EWING, NJ 08638
120	6	1540 PENNINGTON RD	MOSES, JIMMY & YANENYA S 64 BROPHY DRIVE EWING, NJ 08638

LIST OF PROPERTY OWNERS WITHIN 200 FEET

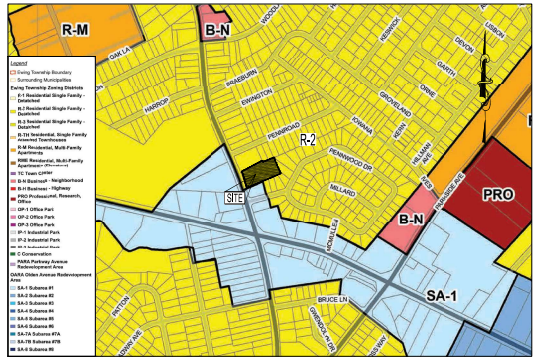
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
120	7	2 PENNROAD AVE	KISS, ROBERT A DR 2 PENNROAD AVE EWING, NJ 08638
120	9	4 PENNROAD AVE	URBAN, REBECCA 4 PENNROAD AVE EWING, NJ 08638
120	11	6 PENNROAD AVE	SPRINGETT, TIMOTHY A 6 PENNROAD AVE EWING, NJ 08638
234.02	6	1531 PENNINGTON RD	HACKETTS TOWN PROP INC % QUICK CHEK 1201 BRUNSWICK AVE TRENTON, NJ 08638
234.02	20	1539 PENNINGTON RD	WR DEVELOPERS 1539 PENNINGTON RD EWING, NJ 08618
295	25	1517 PENNINGTON RD	7-ELEVEN, INC ATTN: PROP TAX DEPT 3200 HACKBERRY ROAD IRVING, TX 75063
295	55	1852 N OLDEN AVE EXT	Y & J REALTY LLC C/O ECOVA MS-500 PO BOX 182269 COLUMBUS, OHIO 43218
461	4	1500 PENNINGTON RD	NADG NNN ENTERPRISES LP P.O. BOX 398 ATTN: RE TAXES ALLENTOWN, PA 18105
461	35	104 PENNWOOD DR	PRECIOUS P, LLC 376 ROCK ROAD EAST LAMBERTVILLE, NJ 08530 3307
461	36	9 PENNWOOD AVE	BERGENFELD STEPHEN 376 ROCK ROAD EAST LAMBERTVILLE, NJ 08530
461	37	1510 PENNINGTON RD	PRECIOUS P, LLC 376 ROCK ROAD EAST LAMBERTVILLE, NJ 08530

THE FOLLOWING COMPANIES MUST ALSO BE NOTIFIED

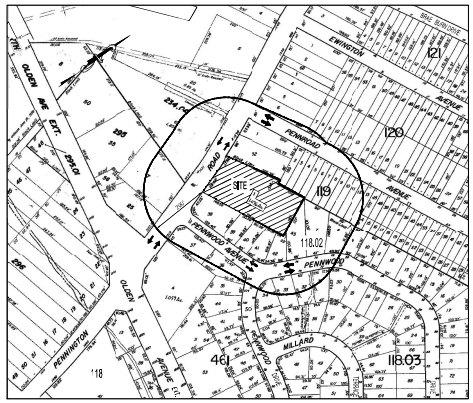
AT&T	295 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
D & R CANAL COMMISSION	33 RIGLER STREET PO BOX 539 STOCKTON, NJ 08559-0539
EWING LAWRENCE SEWERAGE AUTHORITY	600 WHITEHEAD ROAD LAWRENCEVILLE, NJ 08648 609-587-4001
COMCAST CABLEVISION	940 PROSPECT STREET EWING, NJ 08618 609-394-2299
NJ DEPARTMENT OF TRANSPORTATION	C/O COMMISSIONER-OFFICER OF MAJOR ACCESS 1035 PARKWAY AVENUE, CN 600 TRENTON, NJ 08625
PUBLIC SERVICE ELECTRIC & GAS COMPANY	MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, T5B NEWARK, NJ 07102
SUNOCO PIPELINE L.P.	RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING, PA 19608
TRANSCONTINENTAL GAS PIPELINE CO.	PO BOX 1396 HOUSTON, TX 77251
TRENTON WATER WORKS	333 CORTLAND STREET TRENTON, NJ 08609 609-989-3099
VERIZON	ONE VERIZON WAY BASKING RIDGE, NJ 07920



SITE MAP
SCALE: 1" = ±250'



ZONING MAP
SCALE: ±1"=500'



200' TAX MAP
SCALE: 1"= ±200'

DESIGN WAIVER/ VARIANCE SCHEDULE
BLOCK 118.02 - 1530 PENNINGTON ROAD -TOWNSHIP OF EWING

Code Regulation	Required	Proposed
§ 215-55 Circulation and parking design standards. A. Off-street parking and loading areas. (1) Parking area design standards.	(c) General location. Except where permitted in specific zone districts, off-street parking or loading areas shall not be located in a minimum required front yard. As parking shall be located in bays generally perpendicular to driveways or roads.	Parking is located in the front yard area
§ 215-57. Landscaping. (7) Parking facility design requirements.	(f) All parking facilities of more than 36 spaces or 12,000 square feet in size shall contain interior landscaped islands, including: [1] All interior aisles shall be capped with islands at least eight feet in width and 35 feet long and planted with two canopy trees. Other aisle caps shall be the length of the parking stall. [2] Groundcover and evergreen shrubs (two to three feet tall) shall be provided, but not within the site triangles at intersections. [3] No more than 18 contiguous spaces are permitted without a landscaped break. [4] For facilities of 300 spaces or 110,000 square feet in size, every other parking aisle (or four rows of parking stalls) must include a landscaped island that meets the following requirements: [a] At least eight feet in width with a two-foot overhang. [b] One deciduous canopy tree provided for every eight parking spaces. [c] Pedestrian breaks must be provided to coincide with pedestrian site circulation planning for the site. [5] Curb stops are permitted only in concert with stormwater retention cells designed for and within landscaped islands.	The parking lot is proposed without landscaping islands due to constraints associated with the underground detention system.
7:8-5.3 Green Infrastructure Standards	(c) To satisfy the stormwater runoff quantity standards at N.J.A.C. 7:8-5.6, the design engineer shall utilize BMPs from Table 5-1 or from Table 5-2 and/or an alternative stormwater management measure approved in accordance with N.J.A.C. 7:8-5.2(g).	The detention system is proposed as a non-GI measure to satisfy the stormwater runoff quantity standards.

PARKING ANALYSIS

Description	Required	Proposed	Comment
	Dwelling, all Types		
2 for Each Dwelling Unit (21 Units) (Before EV Credit)	42 Spaces	46 Spaces	Conforming
Accessible Spaces**	1 Van Accessible Space 1 Car Accessible Space	4 Van Accessible Space	Conforming
Electric Vehicle Charging Station			
15% of Required Parking Spaces (42 Spaces)	6.3 Spaces	7 Spaces	Conforming
EV Credit - 10% of Required Parking Spaces*	-	4.2 Spaces*	Conforming
Total Parking (With Credits)	42 Spaces	50 Spaces	Conforming
Accessible EV Spaces, 5% of Proposed EV Parking Spaces (7 Spaces)	0.35 Space	1 Space	Conforming

* Each EV-ready space will count as two spaces towards minimum parking requirements for a maximum reduction of 10% of the total number of parking spaces required.

** Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route

SCHEDULE OF GENERAL ZONING REQUIREMENTS
R-2 RESIDENTIAL SIGLE-FAMILY DETACHED
BLOCK 118.02 - 1530 PENNINGTON ROAD -TOWNSHIP OF EWING

Regulation	Requirements	Existing Lot 1	Proposed Lot 1	Comment
Principal Permitted Uses	Single-Family Detached Dwelling Units, Public Parks, Public Safety Facilities, Cemeteries, Community Residences for the Developmentally Disabled or Persons with Head Injuries, Community Shelters for Victims of Domestic Violence, Community Residences for the Terminally Ill, and Adult Family Care Homes for Elderly Persons and Physically Disabled Adults.	Single-Family Detached	Proposed Multifamily Residence (V)	Variance is Required
Min. Lot Area Interior Lot	10,000 sf	46,875.00 sf	46,875.00 sf	Conforming
Min. Lot Width Interior Lot	80 ft.	150.86 ft.	150.86 ft.	Conforming
Min. Lot Area Corner Lot	12,100 sf	N/A	N/A	Not Applicable
Min. Lot Width Corner Lot	110 ft.	N/A	N/A	Not Applicable
Min. Lot Frontage	80 ft.	147.46 ft.	147.46 ft.	Conforming
Min. Lot Depth	110 ft.	305.31 ft.	305.31 ft.	Conforming
Min. Front Yard (Principal Building)	40 ft.	55.2 ft.	35.00 ft. (V)	Variance is Required
Min. Side Yard Each (Principal Building)	10 ft.	39.7 ft.	20.00 ft. (South) 76.87 ft. (North)	Conforming
Min. Rear Yard (Principal Building)	35 ft.	184.4 ft.	108.34 ft.	Conforming
Min. Side Yard (Accessory Building)	5 ft.	42.4 ft.	N/A	Not Applicable
Min. Rear Yard (Accessory Building)	5 ft.	137.1 ft.	N/A	Not Applicable
Min. Distance Accessory Building to Principal Building)	20 ft.	37.9 ft.	N/A	Not Applicable
Max. Building Height Story/Feet (Principal Building)	2.5 Sty./35 ft.	2.5 Sty./±35 ft.	3 Sty./ 35.00 ft. (V)	Variance is Required
Max. Building Height Story/Feet (Accessory Building)	1 Sty./15 ft.	1 Sty./±15 ft.	N/A	Not Applicable
Max. Building Coverage	18%	4.25%	17.90%	Conforming
Max. Impervious Coverage	28%, * 28% w/Condition	20.49%	55.14% (V)	Variance is Required
Floor Area Ratio	**	N/A	N/A	Not Applicable
Base Floor Area **	2,450.00 sf	N/A	8,392.25 sf (V)	Variance is Required
Max. Number of Bedrooms **	5	N/A	42 (V)	Variance is Required

Notes:
* Total impervious coverage may increase to 28% upon utilization of the following techniques to reduce the amount of stormwater documented by 15% coming from the property:
[a] Green technology and low-impact measures. [b] Bioretention cells. [c] Rain gardens. [d] Filter strips and riparian buffers. [e] Bioswales/biofiltration. [f] Porous pavers.

(a) Floor area ratio (FAR) standard, base floor area requirements, and bedroom yields.
[Added 9-21-2006 by Ord. No. 06-18; amended 10-10-2006 by Ord. No. 06-31; 3-19-2013 by Ord. No. 13-06]

(a) Table of values for calculations:

Column 1 Lot Size Break Points (square feet)	Column 2 Starting Point (square feet)	Column 3 Additional Area Multiplier (factor)	Column 4 Base Floor Area (square feet)
0 to 5,499	0	0.00	0
5,500 to 6,999	5,500	0.12	900
7,000 to 9,499	7,000	0.13	1,080
9,500 to 10,999	9,500	0.13	1,405
11,000 to 14,499	11,000	0.08	1,805
14,500 to 19,999	14,500	0.05	2,085
20,000 to 24,999	20,000	0.05	2,360
25,000 and greater	25,000	0.00	2,610

(b) Variances commensurate with the character of the street a home is located on may be granted, such as those along major thoroughfares.

(c) Pre-existing Nonconformity — N/A - Denotes Not Applicable
(V) Variance is Required — N/A - Denotes Not Available

APPROVED BY ZONING BOARD OF ADJUSTMENT - TOWNSHIP OF EWING

BOARD SECRETARY: _____ DATE: _____

BOARD CHAIRMAN: _____ DATE: _____

BOARD ENGINEER: _____ DATE: _____

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	08/11/23	09/18/26
2	DEMOLITION PLAN	08/11/23	–
3	SITE DEVELOPMENT PLAN	08/11/23	09/18/26
4	GRADING PLAN	08/11/23	09/18/26
5	UTILITY PLAN	08/11/23	09/18/26
6	LIGHTING AND LANDSCAPING PLAN	08/11/23	03/04/26
7	CIRCULATION PLAN	08/11/23	09/18/26
8	CONSTRUCTION DETAILS	08/11/23	11/25/24
9	CONSTRUCTION DETAILS	08/11/23	09/18/26
10	CONSTRUCTION DETAILS	08/11/23	09/18/26
11	CONSTRUCTION DETAILS	03/04/26	09/18/26
12	NJDOT ACCESS PERMIT AND TRAFFIC CONTROL PLANS	03/04/26	–
13	TRAFFIC CONTROL DETAILS	03/04/26	–
14	TRAFFIC CONTROL NOTES	03/04/26	–
15	SOIL EROSION AND SEDIMENT CONTROL PLAN	08/11/23	–
16	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	08/11/23	–

NO.	REVISIONS	DATE:	BY:	APP.
3	PER REVIEW COMMENTS	09/18/26	CE	AK
2	PER REVIEW COMMENTS	03/04/26	CE	AK
1	PER REVIEW COMMENTS	11/25/24	CE	AK

DRAWN BY: ECCP
DATE: 08/11/23
DESIGNED BY: AK
DATE: 08/11/23
APPROVED BY: AK
DATE: 09/18/26

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ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
09/18/26
DATE

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New Jersey Certificate of Authorization No: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

N.J. LICENSE NO. 39972 P.A. LICENSE NO. 46858
N.Y. LICENSE NO. 086455 S.D.I. LICENSE NO. 41803

TAX LOT 1
BLOCK 118.02
1530 PENNINGTON ROAD
TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY

COVER SHEET

JOB NUMBER: 22-0810

SCALE: AS SHOWN

C-01

SHEET 1 OF 14