TOWNSHIP OF EWING

LAND DEVELOPMENT APPLICATION

PLANNING BOARD [ ] APPLICATION NO. ZBA-25-003 updated

ZONING BOARD [X] DATE OF SUBMISSION 4/1/2026

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 JMD Realty Services, LLC

STREET ADDRESS 6 Dynasty Drive TELEPHONE (917) 497-8418

CITY AND STATE Monroe Township, NJ ZIP CODE 08831

3. OWNER'S NAME Same as Applicant

STREET ADDRESS _____ TELEPHONE _____

CITY AND STATE _____ ZIP CODE _____

4. LOCATION

STREET ADDRESS 1530 Pennington Road TELEPHONE _____

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. 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:

8. ZONE REQUIREMENTS

	Existing	Proposed				
Interior Lot Area	Lot # 1 46,875 sf	Lot # 1 46,875 sf	Lot #	Lot #	Required 10,000 sf	Variance Requested Conforming
Front	55.2 sf	49.24 sf			40 ft.	Conforming
One Side	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/35.27 ft			2.5 sty/35 ft.	Variance Required
Bldg. Coverage	4.25%	17.82%			18%	Conforming
Total Coverage	20.49%	54.09%			26%, *28% w/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	8,353.29 sf.			2,450 sf.	Variance Required
Other Max No of Bedrooms	N/A	42			5	Variance Required
Other ***						

*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.

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 terms 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: * 7.3.2025 Amended Application submitted - denied w/o prejudice.

NO [ ] YES [✓] If yes, Date: 06/15/2025 Type: Site review.

Zoning Board [✓] Planning Board [ ] Approved [ ] 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 John E. Taikina, PP, AICP Phone (732) 421-5675

Address All Things Planning & Development, 30 Newman Road, Kendall Park, NJ 08824

Lawyer James E. Stahl, Esq. Phone (732) 422-1000

Address Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C., 2875 US Hwy 1, North Brunswick, NJ 08902

***§215.57 Landscaping (7) Parking Facility Design Requirements. - The parking lot is proposed without landscaping islands due to constraints associated with the underground detention system.

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 March 4, 2026; Architectural Drawings prepared by Amrarch Design Studio dated June 8, 2023, and revised through December 18, 2025; Stormwater Management Report prepared by AWZ Engineering, inc., dated August 11, 2023, and revised through March 4, 2026; Operation and Maintenance Plan prepared by AWZ Engineering, Inc., dated March 4, 2026; Field Percolation Test Report prepared by ANS Consultants, Inc., dated November 17, 2025; Groundwater Mounding Analysis prepared by AWZ Engineering, inc., dated March 4, 2026; Proof of Tax Payment and digital copies of all documents and plans.

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

Arun Sanan, Managing Partner

REVISED OCTOBER 27, 2000