

TOWNSHIP OF EWING ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, March 18, 2021**. The board will begin the agenda session promptly at **7:00 p.m.** to be immediately followed by the regular session with any applications before the Board. To prevent further spread of COVID-19, the Township Municipal Building remains closed. The meeting will take place via Zoom at following address:

<https://us02web.zoom.us/j/84960195391?pwd=OFJRWTR4WTI1TGpMVIVDc3VMVjljdz09>

Meeting ID: 849 6019 5391

Passcode: 09Yy15

One tap mobile +19292056099,,84960195391#,,,,*632930#

Dial by your location +1 929 205 6099

Meeting ID: 849 6019 5391

Passcode: 632930

Find your local number:

<https://us02web.zoom.us/u/kdkVw3WvpV>

Formal action will be taken. The public will have an opportunity to address the Board during the “Statements and Comments from Members of the Public” segment of the respective application. The Agenda for the meeting is as follows:

Applicant:

Description:

Held over matters:

Ewing Properties, LLC
1602 Pennington Road
Block 141, Lots 9 & 10
BN Zone

Applicant is requesting preliminary and final site plan approval with variances for reduced setback to remove an existing Office/Residential Structure and for construction of a new ten (10) unit multi-family residential structure. Applicant is also requesting any other variances or waivers deemed necessary by the Board. Applicant was before Zoning Board of Adjustment on 9/17/2020 and requested and was approved for use variance to permit the use. NOTE: Applicant has modified plan since last submission to reduce it to ten (10) units with conforming parking.

New Business:

Habitat for Humanity of Burlington
and Mercer Counties
129 Glendale Drive.
Block 440, Lot 216
R-2 Zone

Applicant is requesting variances to permit lot width of 60 feet (80 feet required), lot frontage of 60 feet (80 feet required), lot depth of 100 feet (110 feet required), front yard setback of 30 feet (40 feet required), lot area of 6,000 square feet (10,000 square feet required) to build affordable housing in the form of a single family dwelling on an existing non-conforming lot. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Amitkumar Shah
1562 Parkside Avenue
Block 93, Lot 2
R-2 Zone

On October 15, 2020 as memorialized by resolution 2020-ZB-08 on November 19, 2020, applicant was granted approval of a d(1) use variance to permit conversion of former retail boutique store on first floor of existing structure located at 1562 Parkside Avenue, Block 93, Lot 2, into 2-bedroom apartment. In addition, the applicant was granted bulk variance relief to permit a maximum impervious surface ratio of 54.01% where a maximum impervious surface ratio of 26% is permitted in the R-2 Residential District, minimum lot area, where 10,000 square feet is required and 5,241.8 square feet exists, minimum lot width, where 80' is required and 65' exists, minimum lot depth, where 100' is required and 43' exists, minimum front yard, where 40' is required and 38.6' exists, minimum side yard, where 10' is required and 4.5' exists, minimum rear yard, where 35' is required and 0.2' exists and maximum floor area ratio, where 1,236 is the maximum permitted and 1,624 square feet exists. As part of the Board's consideration of the matter, a Concept Plan was reviewed, and certain areas of pavement were shown as being removed and curb and sidewalk was proposed to be installed along the frontage of Parkside Avenue in accordance with standards set forth by the County of Mercer. The applicant is formally requesting the Board reconsider the condition of its approval requiring the removal of certain areas of pavement shown on the Concept Plan, increasing the impervious coverage on the site to a total of 61.28% versus the 54.01% approved, although 75.75% exists today. The applicant is also requesting that curb and sidewalk not be required to be installed, but rather the existing paved area which currently exists be allowed to remain and continue to act as sidewalk across the site. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

There are no resolutions to be adopted at this meeting.

Please take notice that members of the public lacking the resources or know-how for technological access should contact the Zoning Officer, Charles Latini, by email at zoning@ewingnj.org for assistance in accessing any plans and/or the meeting/hearing.