

**TOWNSHIP OF EWING**  
**LAND DEVELOPMENT APPLICATION**

PLANNING BOARD   
ZONING BOARD

APPLICATION NO. PBA-20-004  
DATE OF SUBMISSION 8/18/2020

Filing Fee \$ 1250.00

Receipt or Check NO. 1502

Received by: ICB

**DO NOT WRITE ABOVE THIS LINE**

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)
- |   |  |   |
|---|--|---|
| 1. Minor Subdivision <input type="checkbox"/> | 4. Site plan Prelim. <input checked="" type="checkbox"/> | 7. C.40:55D-70A <input type="checkbox"/>            |
| 2. Major Sub-Prelim. <input type="checkbox"/> | 5. Site Plan Final <input checked="" type="checkbox"/>   | 8. C.40:55D-70B <input type="checkbox"/>            |
| 3. Major Sub-Final <input type="checkbox"/>   | 6. Conditional Use <input type="checkbox"/>              | 9. C.40:55D-70C <input checked="" type="checkbox"/> |
|   |  | 10. C.40:55D-70D <input type="checkbox"/>           |
2. **APPLICANT'S NAME:** Herring Land Group, LLC  
STREET ADDRESS: 281 Witherspoon Street, Suite 105 TELEPHONE: (908) 874-5400  
CITY & STATE Princeton, NJ ZIP CODE: 08540
3. **OWNER'S NAME:** Same as Applicant  
STREET ADDRESS: \_\_\_\_\_ TELEPHONE: ( ) \_\_\_\_\_  
CITY & STATE \_\_\_\_\_ ZIP CODE: \_\_\_\_\_
4. **LOCATION:**  
STREET ADDRESS: Scotch Road  
SECTION NO. 371 LOT NO. 3.05 TAX MAP 65 ZONE DIST. IP-1
5. **DESCRIPTION OF PROPOSED USE:**  
Brief Description of Application The Application was reviewed by the TRC on August 6, 2020. The Applicant is proposing to construct a 129,153 SF Warehouse with 17 loading docks and 2 drive-in doors, 32 trailer storage spaces and 83 parking spaces.
6. **ZONE REQUIREMENTS:** SEE ZONING CHART ON SHEET 5 OF 31 OF SITE PLAN PREPARED BY MENLO ENGINEERING ASSOCIATES.

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
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: Larger wall/facade sign and a 10% increase in building height.

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):  
TBP  
 \_\_\_\_\_  
 \_\_\_\_\_
10. REQUESTS FOR WAIVERS: (Reasons)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
11. PREVIOUS APPEALS OR ACTIVITY:  
 No  Yes  If yes, Date: July 7, 2011 Type: Final Maj. Site Plan Zoning Board  Approved   
Application #2000230-01. Planning Board  Disapproved
12. LIST OF INDIVIDUALS WHO PREPARED PLANS:  
 Engineer: William A. Lane, P.E., Menlo Engineering Associates, Inc. Phone: (732) 846-8585  
Address: 261 Cleveland Avenue, Highland Park, NJ 08904  
 Architect: Edward M. Mayer, II, AIA, LEED GA, Ware Malcomb Phone: (732) 986-9000  
Address: 110 Edison Place, Suite 303, Newark, NJ 07102  
 Planner: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Address: \_\_\_\_\_  
 Lawyer: Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott, LLC Phone: ( 609 ) 989-5029  
Address: 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648
13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION  
SEE ATTACHMENT A  
 \_\_\_\_\_  
 \_\_\_\_\_
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 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 the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.

HERRING LAND GROUP, LLC

By: *James P. Herring*  
 James P. Herring, Managing Member

**ATTACHMENT A**

**Application of Herring Land Group, LLC**

**Preliminary/Final Site Plans  
Warehouse  
Scotch Road, Block 307, Lot 3.05, Ewing Township**

13. Land Development Application.

Checklists.

Contribution Disclosure Statement.

Application Procedure.

"Airport Corporate Park Warehouse – Preliminary and Final Site Plan Block 371, Lot 3.05, Tax map Sheet #65, Township of Ewing, Mercer County, New Jersey," prepared by Menlo Engineering Associates ("Menlo"), dated August 14, 2020 (31 sheets).

Conceptual Building Design, prepared by Ware Malcomb, dated July 24 2020 (8 sheets).

Operation and Maintenance Manual for Airport Corporate Park, prepared by Menlo, dated August 5, 2020.

Stormwater Management Report for the Airport Corporate Park Warehouse, prepared by Menlo, dated August 5, 2020.

Environmental Impact State for the Airport Corporate Warehouse, prepared by Menlo, dated August 14, 2020.

ALTA Survey for Lot 3.04 in Block 371, prepared by James T. Sapio, dated December 13, 2013.

Plan of Major Subdivision for Block 371, Tax Lot 3.02, prepared by Van Cleef Engineering Associates, filed October 16, 2007.

NJDEP LOI Recorded Permit.

NJDEP Flood Hazard Permit.

CD of Plans.

**CONSENT TO ENTRY**

The undersigned property owner hereby consents to the entry onto the property known as Block 371, Lot 3.05, on the Tax Map of the Township of Ewing by members of the Township of Ewing Planning Board to perform an inspection(s) of the property, at reasonable times, in combination with the application for a bulk variance, use variance, site plan or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspection during the pendency of the aforesaid application. This right of entry is limited to entry onto the subject property only by those persons who hold the designated position listed herein.

**HERRING LAND GROUP, LLC**

DATE: August 14 , 2020

By: *James P Herring*

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