



TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION

PLANNING BOARD []

APPLICATION NO. ZBA-21-005

ZONING BOARD [X]

DATE OF SUBMISSION 7/1/2021

Filing Fee \$ 300.00 Receipt or Check No. 5238 Received By: KB

DO NOT WRITE ABOVE THIS LINE

1. TYPE OF APPLICATION: (Check as many boxes as applicable)

Minor Subdivision	<input type="checkbox"/>	Site plan Prelim.	<input type="checkbox"/>	C.40-55D-70A	<input type="checkbox"/>
Major Sub-Prelim	<input type="checkbox"/>	Site Plan Final	<input type="checkbox"/>	C.40-55D-70B	<input type="checkbox"/>
Major Sub-Final	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	C.40-55D-70C	<input checked="" type="checkbox"/>
				C.40-55D-70D	<input checked="" type="checkbox"/>

2. APPLICANT'S NAME James Sanocki

STREET ADDRESS 5435 Brookside Court TELEPHONE (609) 841-1961
CITY AND STATE Doylestown, PA ZIP CODE 18902

3. OWNER'S NAME Sanocki Enterprises, LLC

STREET ADDRESS 5435 Brookside Court TELEPHONE (609) 841-1961
CITY AND STATE Doylestown, PA ZIP CODE 18902

4. LOCATION

STREET ADDRESS 1901 Pennington Road TELEPHONE (609) 841-1961
SECTION No. 246 LOT NO. 9 TAX MAP 39 ZONE DIST. R-1

5. DESCRIPTION OF PROPOSED USE:

Brief Description of Application

See plans and rider to application.

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:

See plans and rider to application.



8. ZONE REQUIREMENTS

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front						
One Side						
Both Sides						
Rear						
Other						
Height						
Bldg. Coverage						
Total Coverage						
Parking						
Other						
Other						
Other						

**SEE PLANS AND
RIDER TO
APPLICATION**

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

See plans and rider to application.

10. REQUESTS FOR WAIVERS: (Reasons)

See plans and rider to application.

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: _____ Type: _____
Zoning Board Planning Board Approved Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer Douglas C. Pelikan, PE Phone (609) 865-1596
Address 1701 Pennington Road, Ewing, NJ 08618
Planner James Kyle, PP, AICP Phone (609) 529-8692
Address P.O. Box 236 Hopewell, NJ 08625
Lawyer Dino Spadaccini, Esq. Phone (609) 912-0100
Address 98 Franklin Corner Road, Lawrenceville, NJ 08648



13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

Plans entitled "Preliminary Site Plan James Sanocki Multi Family Residence" dated April 10, 2021 prepared by Douglas C. Pelikan, PE and consisting of one (1) sheet.
Plan of Survey dated January 8, 2021 prepared by Bruce Benish, P.L.S. of Louis Leh-man, P.A. and consisting of one (1) sheet.
Plans entitled "New Residential Dwelling" dated March 30, 2021 prepared by Michael J. Cibik and consisting of three (3) sheets.

14. ADDITIONAL INFORMATION

See plans and rider to application.

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.

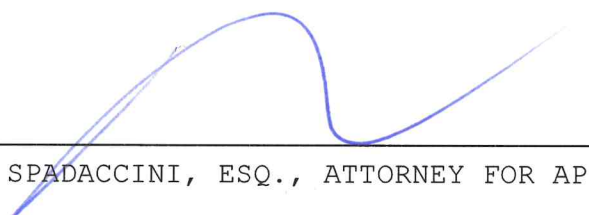
Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

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.



DINO SPADACCINI, ESQ., ATTORNEY FOR APPLICANT

RIDER TO APPLICATION

of

James Sanocki

Applicant: James Sanocki
Owner: Sanocki Enterprises, LLC
Property: 1901 Pennington Road, Block 246, Lots 9
Ewing Township Mercer County, NJ
Zone: R-1 Residential ("R1")
Application: Use Variance; Floor Area Ratio; Bulk Variance

The applicant(s), James Sanocki (the "Applicant" and/or "Applicants"), is filing this application with the Township of Ewing Zoning Board of Adjustment (the "Board") for use variance approval and floor area ratio ("FAR") relief pursuant to NJSA 40:55D-70.d.(1) and (4) respectively and bulk variance approval for a student dormitory in connection with the property commonly known as 1901 Pennington Road, known and designated as Block 246, Lot 9, on the tax maps of the Township of Ewing, Mercer County, New Jersey (the "Property"). The Property is situated in the R-1 Residential ("R1") Zoning District. The owner of the Property is Sanocki Enterprises, LLC.

The proposed student dormitory is not a permitted use in the R1 zoning district and the applicant is exceeding the permitted FAR; accordingly, a use variance is required. The Applicant is bifurcating this application pursuant to NJSA 40:55D-76b, wherein this application is for the approval of the use variance and other relief contained herein and will thereafter submit a subsequent application for preliminary and final site plan any and all required variances and design waivers.

The Property is an approximately 25,691sf parcel which contains a one and one half story frame house with garage, paved driveway and parking area, etc. The Applicant is proposing to demolish the existing structures and build a two story student dormitory with basement totaling approximately 4,644sf on the first and second floors and a 2,300sf basement for a total of approximately 6,944sf. The building will consist of seventeen (17) single occupancy bedrooms with 8.5 bathrooms and will be furnished. The first floor will include a large kitchen-dining area, living room, laundry and the like. The basement will be finished with a half bathroom and common area. In addition thereto, eighteen (18) parking spaces and a dumpster are proposed as well as picnic tables, bike rack, etc.

The proposed use is not permitted in the R-1 zoning district; accordingly, a use variance is required. In addition thereto, the maximum permitted floor area ratio is 3,400sf, whereas 4,644sf is proposed; accordingly, variance relief is required.

The following is a summary of all variances and waivers which are being requested as set forth in the plans and notes thereto:

- Lot frontage: 125' required, whereas 80' exists
- Lot width: 125' required, whereas 80' exists
- Minimum front yard setback: 50' required, whereas 36.5' exists and 37.5' is proposed
- Maximum impervious coverage: 22% is permitted, 17% exists and 42% is proposed
- Maximum bedroom yield: 4 is permitted, 4 exists and 17 are proposed
- Maximum permitted floor area ratio is 3,400sf, whereas 4,644sf is proposed

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING DATA

ZONE: RESIDENTIAL (R-1) DISTRICT

SINGLE FAMILY

DETACHED RESIDENTIAL USES:

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MIN. LOT AREA (SF.):	18,750	25,691	25,691
MIN. LOT FRONTAGE (FT.):	125	80.00*	80.00*
MIN. LOT WIDTH (FT.):	125	80.00*	80.00*
MIN. LOT DEPTH (FT.):	125	320.55	320.55
MIN. FRONT YARD (FT.):	50	36.5	37.5
MIN. SIDE YARD (FT.):	20	19.8	20
SIDE YARD TO SHED:	10	4.4	-
SIDE YARD TO DUMPSTER:	10	-	10
MIN. REAR YARD (FT.):	40	253.9	192.67
MAX. IMPERVIOUS SURFACE RATIO:	27	17	42**
MAX. BUILDING COVERAGE(%):	15	5	18
MAX. BUILDING HEIGHT(STY/FT):	2.5/35	2.5/30	2.5/30
FLOOR AREA (SF)	-	1267	4644**
MAX. # OF BEDROOMS	5	4	17**

EXISTING VARIANCE : *

PROPOSED VARIANCE : **

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).