

# MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING

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January 19, 2021

Amitkumar M Shah  
1 Nathans Drive  
East Brunswick, NJ 08816

Email: [amitkumarmshah@gmail.com](mailto:amitkumarmshah@gmail.com)

Re: 1562 Parkside Existing Building Change of Use  
1562 Parkside Ave  
Ewing Township, NJ  
Block 93, Lot 2  
**Mercer County File No. 21-400**

Dear Mr. Shah:

We are in receipt of your email and the attached Site Plan documents and sketches. The proposed project is located on Block 93, Lot 2. Specifically, the site is located along Parkside Avenue behind Moody Park in Ewing Township.

According to your email and submission, the subject property is improved with a 1,624± square foot two (2) story mixed-use building. The mixed-use consists of a commercial use on the first floor and residential housing on the second floor. The proposed project scope includes a change of use and conversion of the existing mixed-used structure into a multifamily residential building. Specifically, the applicant intends to replace the commercial use located on the first floor with a second residential dwelling. Applicant has an existing parking lot with 4 spaces he wishes to keep utilizing.

As the Mercer County Planning Board has limited jurisdiction for single family homes and multi-family structures under 5 units, **this project will not require a Mercer County site plan application or review.** Please note that any modification to the existing access would still fall under County jurisdiction and the applicant is required to obtain a right of way occupancy permit from our Highway Department.

I trust that this information is of assistance to you and if you have any questions or require additional information, please feel free to contact Matthew Zochowski of my staff at 609-989-6985.

Sincerely,

*Leslie R. Floyd* (jkb)

Leslie R. Floyd  
Planning Director

LRF: MZ:jkb

c: Robert Ridolfi, Esq.  
George Fallat, Mercer County Engineer  
Mercer County Planning Board  
Bert Steinmann, Mayor of Ewing Twp.  
Wendell Bibbs, Ewing Twp. Engineer  
Charles Latini, Jr, Ewing Twp. Zoning Officer

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