

TOWNSHIP OF EWING ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, December 15, 2022**. 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. In an effort to prevent further spread of COVID-19, the meeting will take place via Zoom at the following address:

<https://us02web.zoom.us/j/89471870823?pwd=MllyNFNkZ0pHakk2U0g0cmZxMEtSdz09>

Meeting ID: 894 7187 0823
Passcode: 8a5ZhP
One tap mobile +16513728299,,89471870823#,,,,*411268#
Dial by phone +1 651 372 8299
Meeting ID: 894 7187 0823
Passcode: 411268

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:

Atlantic Realty Development
2200 Scenic Drive
Block 423.03, Lot 225
R-M Zone

Applicant is requesting preliminary and final site plan approval (amended) and D variance for de minimis expansion of non-conforming use approved in late 1960's to early 1970's. Applicant is proposing to construct new Clubhouse and add six (6) dwelling units. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Homes by TLC, Inc.
1219-1225 Lower Ferry Road
Block 364.01, Lots 22.01, 22.02,
22.03 & 22.04
R-2 Zone

The Applicant is requesting a use variance and administrative waiver of site plan to build four (4) two-family, two-story duplex homes. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Paul Liucci
2152 Pennington Road
Block 223.04, Lots 11 & 12
R-1 Zone

Applicant seeks to build a pole barn style garage of 1200 sq. ft. A variance for accessory building coverage is required where 1173 sq. ft. is permitted and 1560 sq. ft. is proposed. A variance for the height of the accessory structure is also required, where 15 feet is the maximum permitted and 19 feet is proposed. Being a corner lot, the accessory structure is to be located within the front yard setback where 50 feet is required and 14 feet is proposed. The applicant is also seeking a variance to allow stone to be utilized for the driveway where macadam/concrete is required. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

New Business:

Isaac Rodriguez
138 Keswick
Block 136, Lots 266 & 267
R-2 Zone

Applicant is requesting lot consolidation, use variance (Floor Area Ratio) and bulk variances to renovate existing 964 sf, 3-story, 2-bedroom residential structure to add an addition and two additional bedrooms (4 bedrooms total). Applicant will be removing the existing 285 sf garage. In addition to lot consolidation and use variance for floor area ratio, Applicant seeks variances for lot area: 10,000 sf required, 7,200 sf provided (existing); minimum lot depth: 110 ft required, 90 ft provided (existing); front yard setback: 40 ft required, 16 ft-7 in provided (existing); rear yard setback: 35 ft. required, 24 ft- 6 in provided; building coverage: 18% maximum permitted, 21% provided; and driveway to property line: 6 ft required, 0 ft provided. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

There are no resolutions anticipated to be adopted at this meeting.

All documents relating to the applications may be inspected by the public Monday through Friday during the normal office hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m. in the Code Enforcement Office at the Ewing Township Municipal Building.

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.