

## TOWNSHIP OF EWING PLANNING BOARD AGENDA

The Ewing Township Planning Board will hold its regularly scheduled meeting on Thursday, **February 2, 2023**. The board will begin hearing applications at **7:00 p.m.** online via zoom at the following address:

<https://us02web.zoom.us/j/83559328723?pwd=MDRrdHRVcVo1YWxCYWNUV2Znc0VmQT09>

**Meeting ID:** 835 5932 8723

**Passcode:** 9rpKeU

**One tap mobile** +12678310333,,83559328723#,,, \*454740#

**Dial by your location** +1 267 831 0333

**Meeting ID:** 835 5932 8723

**Passcode:** 454740

**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:

**Held Over Matters:**

**Description:**

None

**Applicant:**

Canna Remedies, LLC  
1995 Spruce St., Block 117, Lot 1  
and 2175 Spruce St., Block 108, Lot 1  
OAR Area, SA-3

Applicant is requesting preliminary and final site plan approval, conditional use approval with variances for impervious coverage, if necessary, for a cannabis dispensary in connection with parcels having an address of 1995 and 2175 Spruce Street. The property consists of two parcels with frontage on Spruce Street separated by Fourth St. Applicant is proposing to convert a portion of the existing masonry building located at 2175 Spruce St., Block 108, Lot 1 to a cannabis dispensary, as well as associated improvements including sidewalks, parking and a loading dock, as well as preparations for future improvements including an additional loading dock, trash enclosure, etc. The applicant is proposing to mill and repave 1995 Spruce St., Block 117, Lot 1 and to create a parking lot to serve the commercial building on Block 108, Lot 1, with associated improvements including lighting, sidewalks, landscaping etc.. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

NJ Nectar Ventures, LLC  
1011 Whitehead Road Ext.  
Block 105, Lot 43  
IP-1 Zone

Applicant is requesting preliminary and final site plan approval, conditional use approval and bulk variance relief to convert the existing building on the property to a cannabis cultivation facility, as well as associated improvements including mechanical equipment, parking (including electric vehicle charging stations), lighting, landscaping, etc.. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Resolutions are anticipated to be adopted for Friends of Paul Robeson Charter School, Princeton Ave., Block 13, Lot 36 and Simply Pure Trenton NJ, Inc., 1531-1545 North Olden Ave, Block 18, Lots 4, 5, 6, 22 & 36.

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](mailto:zoning@ewingnj.org) for assistance in accessing any plans and/or the meeting/hearing.