

## **TOWNSHIP OF EWING ZONING BOARD AGENDA**

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, August 17, 2023**. 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. The meeting will take place in the Township Council Room, Municipal Complex, 2 Jake Garzio Drive, Ewing, NJ. **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:**

**Held over matters:**

None

**New Business:**

Maple Prime Holdings, LLC  
252 Parkway Avenue  
Block 57, Lot 16  
R-3 Zone

Applicant is requesting a D(1) Use variance from Section 215-16 to permit a two-family dwelling. The permitted use for this zone is single family dwelling and proposed use is a two-family dwelling. The applicant is also requesting a variance for the number of parking spaces: 3 spaces required (1.5 spaces per 1 bedroom unit and 2.0 spaces per 3 bedroom unit); and 2 garage spaces exist. The following pre-existing nonconforming conditions will not be changed: 1. Front yard setback (25 ft required; 20.5 ft existing); 2. Side yard setback (10 ft required; 8 ft existing); 3. Rear yard setback (25 ft required; 23 ft existing); Lot coverage (23% permitted; 39% existing). Applicant is also requesting any other variances or waivers deemed necessary by the Board.

**No resolutions are anticipated to be adopted at this meeting.**

**The Zoning Board will review and have a discussion on 2022 Annual Report of Zoning and Planning Board Activity.**

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.