

# TOWNSHIP OF EWING

## ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, November 9, 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:**

**Description:**

None

**New Business:**

Bolanle Popoola  
Crescent Avenue  
Block 175, Lots 503 & 504  
R-2 Zone

Applicant is requesting 15-foot setback variances to build new home 25 feet from street on corner lot. Applicant is requesting a FAR (floor area ratio) variance to build a 3,121 square foot house where 1,704 square feet is maximum permitted. Applicant is requesting maximum impervious coverage variance as coverage is 29.16% where 26% is maximum permitted and building coverage variance as coverage is 22.05% where 18% is maximum permitted. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Italo Gargione  
204 Somerset Street  
Block 182, Lots 181, 182 & 183  
R-2 Zone

Applicant is requesting subdivision approval to create two (2) lots to construct new single family home. Applicant is requesting floor area ratio variance for existing 1,617 square foot home and to build 2,075 square foot, 4-bedroom home. Applicant requesting variances for lot area of 5,997 square feet and 4,206 square feet where 10,000 square feet is required. Variances are being requested for lot width of 46.74' and 75.11' where 80' is required; lot frontage of 46.8' and 75' where 80' is required; lot depth of 90.18' and 79.77' where 110' is required; front yard setback of 25' where 40' is required; rear yard setback of 25.4' where 35' is required; building lot coverage of 23.8% where maximum permitted is 18%; total lot coverage of 43.8% and 32.2% where maximum permitted is 26%. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

**Resolution for Natalie Holton, 192 Woodland Avenue, Block 140, Lot 135 is 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.