

TOWNSHIP OF EWING PLANNING BOARD AGENDA

The Ewing Township Planning Board will hold its regularly scheduled meeting on **Thursday, February 1, 2024**. The board will begin hearing applications at **7:00 p.m.** 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:

Description:

Held Over Matters:

None

New Business:

PRC Development Group LLL
1896 Pennington Rd., Block 215, Lot 12
And portion of 1894 Pennington Rd.,
Block 215, Lots 11 & 99
R-1 Zone

Applicant is requesting minor subdivision approval, lot consolidation and waiver relief, if any, in connection with parcels having an address of 1894 & 1896 Pennington Road. The applicant is the owner of 1896 Pennington Road, Block 215, Lot 12 and the contract purchaser of a portion of 1894 Pennington Road, Block 215, Lots 11 & 99. The Property consists of three contiguous parcels. Lot 12 contains approximately 0.759 acres improved by a frame dwelling, stone driveway, garage and two sheds; Lot 11 consists of approximately 0.761 acres improved with a frame dwelling and stone driveway; and Lot 99 consists of approximately 0.487 acres unimproved except for encroachment by the driveway on Lot 11. The Applicant proposes to subdivide the rear portion of Lots 11 and 99 and consolidate with Lot 12, resulting in a lot consisting of 66,162 s.f. (1.519 acres). The remaining portions of Lots 11 and 99 will also be consolidated into a single lot consisting of 21,256 s.f. (0.488 acres). The following is a list of nonconformities on the proposed lots:

Proposed Lot A:

- Minimum lot width of 125' is required for an interior lot, whereas 75' exists and no change is proposed.
- Lot frontage of 125' is required, whereas 75.01' exists and no change is proposed.

- Side yard setback of 20' is required for a principal building, whereas 5.5' exists and no change is proposed.

Proposed Lot B:

- Minimum lot width of 125' is required for an interior lot, whereas 123' is proposed.

- Lot frontage of 125' is required, whereas 123' change is proposed.

- Side yard setback of 20' is required for a principal building, whereas 5.6' exists and no change is proposed.

Applicant is also requesting any other variances or waivers deemed necessary by the Board.

No Resolutions are anticipated to be adopted at this meeting.

All documents relating to the applications being heard 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.