



TOWNSHIP OF EWING PLANNING BOARD AGENDA

The Ewing Township Planning Board will hold its regularly scheduled meeting on **Thursday, April 4, 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:

Held Over Matters:

None

New Business:

Homes by TLC, Inc.
208 Sullivan Way
Block 414, Lot 2.01
RM Zone

Description:

Applicant is requesting minor subdivision approval and bulk variance relief in connection with parcel known as 208 Sullivan Way, Block 414, Lot 2.01. Applicant previously received site plan approval to construct eleven (11) townhouse units and basketball court at the property on August 3, 2023, memorialized in Resolution 2023-13 on September 7, 2023. Applicant proposes to subdivide the property into two parcels. Proposed Lot A would consist of approximately 1.578 acres (68,756 s.f.) and contain the (11) townhouse units to be constructed. Proposed Lot B would consist of approximately 2.726 acres (118,733 s.f.) and contain the existing apartment building and the basketball court to be constructed. The proposed subdivision is a requirement for the financing of the previously approved improvements. Both proposed parcels would continue to be owned and operated by the Applicant in order to provide affordable housing in the community.

Proposed Lot A will require variances as follows:

1. Lot area - minimum 5 acres required whereas 4.35 acres exists and 1.58 acres proposed;
2. Lot frontage - minimum 300 ft required whereas 360 ft exists and 73.4 ft proposed;
3. Lot width - minimum 300 ft required whereas 360.08 ft exists and 252.15 ft proposed;
4. Front yard - minimum 50 ft setback required whereas 161.86 ft exists and 32.01 ft proposed;
5. Side yard (each) – minimum 50 ft setback required whereas 48.63 ft exists and 40 ft proposed;
6. Rear yard – minimum 50 ft setback required whereas 248.63 ft exists and 40 ft proposed.

7. End wall to end wall distance between building parking area and public and private streets of 30 ft is required whereas 11.2 ft proposed.

Proposed Lot B will require variances as follows:

1. Lot area - minimum 5 acres required whereas 4.35 acres exists and 2.73 acres proposed;
2. Lot frontage - minimum 300 ft required whereas 360 ft exists and 286.69 ft proposed;
3. Lot depth - minimum 500 ft required whereas 642.41 ft exists and 444.61 ft proposed;
4. Side yard (each) – minimum 50 ft setback required whereas 48.63 ft exists and 30.8 ft proposed;
5. Rear yard setback – minimum 50 ft setback required whereas 248.63 ft exists and 32.01 ft proposed.

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

The County of Mercer
251 Scotch Road
Block 373, Lot 9
IP-1 Zone

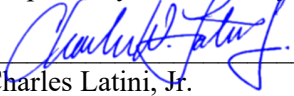
This is a Courtesy Review regarding Aircraft Rescue and Firefighting (ARFF) building at the Trenton Mercer Airport. The County of Mercer is replacing the existing Trenton Mercer Airport Aircraft Rescue and Firefighting (ARFF) building with a new ARFF building which will be located off Scotch Road. Following the presentation, the Planning Board will have an open discussion and may provide comments and recommendations.

Resolution for PRC Development Group LLC, 1896 Pennington Rd., Block 215, Lot 12 and and portion of 1894 Pennington Rd., Block 215, Lots 11 & 99 is anticipated to be adopted at this meeting.

Discussion of the Master Plan. No Action will be taken.

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.

Respectfully submitted by,



Charles Latini, Jr.
Planning Board Secretary