

TOWNSHIP OF EWING ZONING BOARD AGENDA

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, July 18, 2024**. 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 person at 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:

2316 Columbia Ave LLP
2316 Columbia Avenue
Block 46, Lot 266
R-2 Zone

Description:

Applicant is requesting preliminary and final site plan approval, Floor Area Ratio variance, density variance and bulk variances to build 1,612 square foot single family home with four bedrooms and one car garage on 5,000 square foot vacant lot. Applicant is requesting variance for lot size – lot size is only 5,000 square feet where 10,000 square feet is required; variance for lot width - lot width is only 40 feet where 80 feet is minimum required; variance for lot frontage – lot frontage is only 40 feet where 80 feet is minimum required; variance for front yard setback of only 19.50 feet where 40 feet is required; variance for side yard setback to permit only 5 foot side yard setback on both sides where 10 feet is required; variance for lot coverage to permit 27.1% total lot coverage where maximum permitted is 26%; Floor Area Ratio variance as 1,612 square feet is proposed where maximum permitted is 1,200 square feet and density variance to permit 4 bedrooms where only 3 bedrooms are permitted. Applicant is also requesting any other variances or waivers deemed necessary by the Board. Applicant appeared at the June 20, 2024 Zoning Board meeting. Zoning Board took jurisdiction and application has been carried to the August 15, 2024 Zoning Board meeting.

New Business:

Signa Anders
William and Eloise Anders (owners)
56 Hawthorne Avenue
Block 139.02, Lot 68
R-2 Zone

Applicants are requesting variances to build second floor addition to existing home. Existing 270 square foot concrete slab to be removed. Applicants are requesting front yard variance as home is 23.3 feet from front yard line where 40 foot front yard setback is required. Applicants are requesting Floor Area Ratio/ D Variance to permit 2,600 square foot floor area where maximum floor area permitted is 1,731 square feet. Applicants are also requesting any other variances or waivers deemed necessary by the Board.

There are no Resolutions 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 located at 1666 Pennington Road, Ewing, NJ. Please use the rear entrance to the building.

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