

**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 24-**

1st Reading \_\_\_\_\_ Date to Mayor \_\_\_\_\_

2nd Reading & Public Hearing \_\_\_\_\_ Date Returned \_\_\_\_\_

Date Adopted: \_\_\_\_\_ Date Resubmitted to Council \_\_\_\_\_

\_\_\_\_\_ Approved as to Form of Legality

Effective Date: \_\_\_\_\_ Township Attorney \_\_\_\_\_

**ORDINANCE OF THE TOWNSHIP OF EWING, IN THE COUNTY OF MERCER,  
ADOPTING A REDEVELOPMENT PLAN FOR THE LEXINGTON, PARKWAY &  
OLDEN AVENUE CROSSROADS REDEVELOPMENT AREA**

**First Reading**

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
<b>Keyes-Maloney</b>						
<b>Schroth</b>						
<b>Steward</b>						
<b>Wollert</b>						
<b>Baxter</b>						

**Second Reading**

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
<b>Keyes-Maloney</b>						
<b>Schroth</b>						
<b>Steward</b>						
<b>Wollert</b>						
<b>Baxter</b>						

By \_\_\_\_\_ Date \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected \_\_\_\_\_  
Mayor

Reconsidered  
By Council \_\_\_\_\_ Override Vote YEA \_\_\_\_\_ NAY \_\_\_\_\_

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
Municipal Clerk

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OLDEN AVENUE CROSSROADS REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on May 14, 2024, under the Redevelopment Law, the Mayor and Council (the "Mayor and Council") of the Township of Ewing (the "Township"), adopted resolutions designating the properties located at Block 488, Lots 1, 2, 3, and 5; and Block 320, Lots 15, 95 and 101 on the Township's tax map (the "Lexington, Parkway & Olden Avenue Crossroads Redevelopment Area") as an area in need of redevelopment in accordance with the Redevelopment Law; and (ii) designating the properties located at Block 488, Lots 1, 2, 3, 5, 7 and 20; and Block 320, Lots 15, 95 and 101 on the Township's tax map as an area in need of rehabilitation in accordance with the Redevelopment Law (the "Rehabilitation Area" and together with the Lexington, Parkway & Olden Avenue Crossroads Redevelopment Area, the "Redevelopment Area") and authorizing and directing the Township's Planning Board (the "Planning Board") to prepare a redevelopment plan for the Redevelopment Area pursuant to N.J.S.A. 40A:12A-7f; and

**WHEREAS**, the Planning Board caused CWL Planning, LLC (the "Planning Consultant") to prepare a redevelopment plan for the Redevelopment Area; and

**WHEREAS**, the Planning Consultant prepared a redevelopment plan for the Redevelopment Area entitled "Lexington, Parkway & Olden Avenue Crossroads Redevelopment Plan", dated April 3, 2024 (the "Redevelopment Plan"); and

**WHEREAS**, on April 9, 2024, the Mayor and Council adopted Resolution No. 24R-85 authorizing and directing the Planning Board to review the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7e and to report back to the Mayor and Council its findings, conclusions and recommendations within 45 days; and

**WHEREAS**, the Planning Consultant presented the Redevelopment Plan to the Planning Board during the May 2, 2024 meeting during which the Planning Board reviewed the Redevelopment Plan and considered the testimony of the Planning Consultant; and

**WHEREAS**, after conducting its review, the Planning Board adopted a resolution finding that the Redevelopment Plan is not inconsistent with the Township's Master Plan and recommending that the Township adopt the Redevelopment Plan; and

**WHEREAS**, the Mayor and Council hereby find that the Redevelopment Plan is in the best interests of the Township and now desire to approve and adopt the Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of Ewing, County of Mercer, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length herein.
2. The Redevelopment Plan, a copy of which is on file with the Municipal Clerk and is incorporated herein by reference, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

3. The sections of the Zoning Map of the Township that relate to the Redevelopment Area are hereby amended to incorporate the provisions of the Redevelopment Plan.
4. If any part of this Ordinance shall be deemed invalid, such part shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.
6. This ordinance shall take effect as provided by law.

Lexington, Parkway & Olden Avenue Crossroads  
Redevelopment Plan

~~April 3, 2024~~

Revised July 10, 2024

**L&G**  
LATINI & GLEITZ

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## INTRODUCTION

This Parkway & Olden Redevelopment Plan works to incentivize redevelopment of long vacant and underutilized sites through the tools available to municipalities under the Local Redevelopment and Housing Law (LRHL). Long troubled by access due to excessive roadway widths and the unconventional angles by which the roadways come together, the properties along the Parkway and Olden Avenue intersection are in need of land use tools that exceed that by which the Municipal Land Use Law can provide alone. Existing zoning has shown to have had little ability to facilitate development along this high volume, high visibility intersection within Ewing Township.

The coordination anticipated between the layout and design considerations of proposed land use with that of roadway design and access thereof will provide the type of support that the sites subject to this Plan need to successfully redevelop. Facilitating the rebirth of these vacant and underutilized sites adjacent to the High School is of critical importance to the community and the tax base. The anticipated pedestrian and street scape improvements will also provide a safer, more enjoyable atmosphere by which students and the general public can utilize.

The opportunity to create a more sustainable economic base through well-designed and coordinated development patterns must be met through long-term investment in sound urban design principles and not merely short-term financial gain. This Plan relies on the groundwork provided with the Township's past Master Plan efforts and subsequent Reexamination Reports, which identified redevelopment as a potential solution to address the challenges on display at this intersection.

### The Plan's Area of Focus

The Redevelopment Area was delineated and studied as to whether or not it met the criteria set forth in the Local Redevelopment and Housing Law. The Area was found to meet the criteria through a report entitled "Redevelopment Area Determination Report: Lexington, Parkway & Olden Avenue Crossroads" dated April 3, 2024. The Study Area is roughly a 6.04 +/- acres running along the northside of Parkway and Olden Avenues in the central portion of the 15 +/- square mile Township and immediately adjacent to the Ewing High School. The recommended Redevelopment or Rehabilitation Area presents opportunities for adjacent areas to invest and evolve. The Lexington, Parkway & Olden Redevelopment Area (the "Redevelopment Area") as depicted on the attached map includes;

- Block 320 Lot 15; 801 Parkway Avenue - 0.4098 acres
- Block 320 Lot 95; 831 Parkway Ave - 1.0987
- Block 320 Lot 101; 19 Lexington Ave - 1.2 acres
- Block 488 Lot 1; 836 Parkway Avenue - 1.7 acres
- Block 488 Lot 2; 824 Parkway Avenue - 1.11 acres
- Block 488 Lot 3; 1980 N Olden Avenue Ext - 3.23 acres
- Block 488 Lot 5; 1960 N Olden Avenue Ext - 1.6437 acres
- Block 488 Lot 7; 1964 N Olden Avenue Ext - 0.8264 acres
- Block 488 Lot 20; 1962 N Olden Avenue Ext - 1.0652 acres

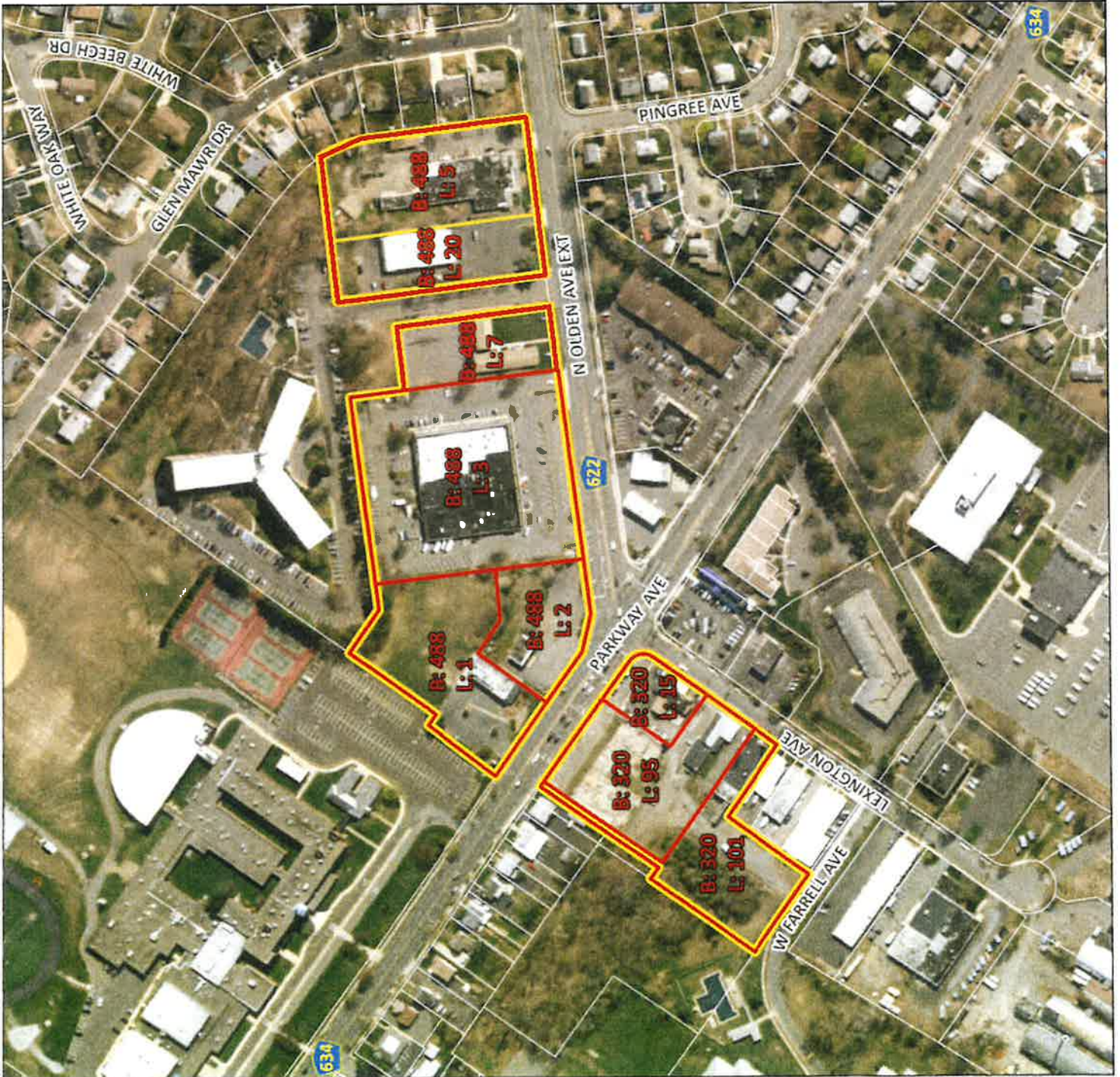


Recommended Planning Area Map  
Parkway, Lexington and Olden Crossroads

Ewing Township  
Mercer County, NJ  
March 2024

Legend

- Recommended Area in Need of Rehabilitation
- Recommended Area in Need of Redevelopment





## RELATIONSHIP TO TOWNSHIP ORDINANCES AND REVIEW PROCESS

This Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Plan. The Plan supersedes use, bulk, and design standard provisions of the Township Land Use Regulations applicable to the property within the Redevelopment Area. All other provisions of the Township's Land Development Regulations shall apply where this Plan is silent.

No application for development or redevelopment in the Redevelopment Area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Ewing Township Redevelopment Agency (ETRA) and has executed a Redevelopment Agreement (or Conditional Redevelopment Agreement) with ETRA providing for the proposed application.

All zoning and development applications shall be submitted to the Township through the current procedures as authorized in N.J.S.A. 40:55D-1, et seq. The Planning Board (but not the Board of Adjustment) may grant variances from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property. The Planning Board may also grant such relief in any application relating to a specific piece of property, where the purposes of this Redevelopment Plan would be advanced by a variance from the strict requirements of this Plan and the benefits of the variance would outweigh any detriments.

No relief may be granted under terms of this section unless such variance or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. An applicant for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12(a) and (b).

Notwithstanding the above, neither the Planning Board nor the Board of Adjustment shall have authority to allow variances from the permitted use, or expansions of a nonconforming use not identified within this Plan, or other "d"- use type variances. Any such variance may only be granted through a formal amendment to the Plan by the Township Council in accordance with the process set forth in the Local Redevelopment and Housing law, N.J.S.A. 40A:12A-1 et seq., and only upon finding that such variance would be consistent with and in furtherance of the goals and objectives of this Plan. *The Zoning Board of Adjustment retains no jurisdiction within the Plan's area.*

The Township reserves the right to require an applicant to bring the property up to zoning standards. Any applicant requesting variances, deviations, or use, to reimburse the Township for such costs of its professional engineers, planners and attorneys in furtherance of such request, for which an escrow fund may be established. The Township further reserves the right to require an applicant requesting an amendment to the Plan to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner licensed in the State of New Jersey.



## Redevelopment Process

Following the adoption of the Redevelopment Plan, all development shall be subject to a Redevelopment Agreement and thus any off-tract improvements and/or design details shall be negotiated accordingly. A Redevelopment Agreement applies to owners of the property at the time of adoption who seek to redevelop, as well as to contract-purchasers and other developers seeking to change use.

Undertaking a redevelopment project through a Redevelopment Agreement will require the following steps:

1. The ETRA, Township, Property Owner, alone or in partnership will address the following issues;
  - a) Description of the redeveloper, including type of company or partnership, disclosure of ownership interest, list of references with name, address and phone information, list of any general or limited partners, financial profile of the redeveloper, and where applicable, a list of comparable projects successfully completed.
  - b) Description of proposed use for the redevelopment project, including analysis of the site and overall approach to site development regulatory process, use of contractors and subcontractors, etc.
  - c) Anticipated construction schedule, including estimated pre-construction time period to secure permits and approvals once granted final site plan approval, with conditions of approval or otherwise, by the Township Planning Board.
2. The ETRA will designate a redeveloper entity as the Conditional Redeveloper for a project subject to the successful negotiation and execution of a redevelopment agreement with ETRA within a reasonable time period.
3. ETRA may, at any time, entertain an unsolicited proposal from a prospective redeveloper or property owner for redevelopment of a redevelopment project. ETRA will have the option of conferring conditional redeveloper designation to such a redeveloper or putting out an RFQ if the property is publicly owned to solicit interest in the project from other potential redevelopers, subject in either case to the completion of Step 1 above prior to the execution of a redevelopment agreement. Existing property and business owners will be involved in this process as provided in this Plan. Preference on the selection of a redeveloper will be given to an entity that represents all of the property and business owners within a suggested redevelopment parcel and otherwise meets the requirements of the Plan for the selection of a redeveloper.

## Redevelopment Agreements

All projects undertaken within this Redevelopment Area will be pursuant to a Redevelopment Agreement. In order to effectuate this Redevelopment Plan, the Local Redevelopment & Housing Law (N.J.S.A. 40A:12A,8-9,) provides for the Redevelopment Entity (ETRA) the ability to enter into redevelopment agreements. Such agreements allow the Township through ETRA and a prospective redeveloper to provide each other a degree of expectation during the development process. Whether it be timing of a public improvement or monetary donations in-lieu of construction, the Redevelopment Agreement is a useful tool for all parties involved, public and private. A Redevelopment Agreement is necessary to implement this Plan.

Although agreements are subject to negotiation, basics of an agreement should include the following considerations;

All parties to the agreement shall be named and their capacities to enter into the agreement clearly stated. In the case of developer/owners, their equitable or legal interests in the property must be stated.

- Relationship of the Parties. The relationship between the parties to the agreement shall be stated clearly. Typically, the statement will specify that the relationship is contractual and that the owner/developer is an independent contractor, and not an agent of the local government.
- Property. The property to be subject to the agreement shall be clearly and thoroughly identified. An attachment, preferably with a map, specifically describing the property shall be provided and incorporated into the agreement by reference. Specifically, the agreement shall provide that the property is located in the Township of Ewing, more particularly describing which real property is the subject matter of this Agreement, and that said property consists of meets and bounds, acreage, block and lot and/or other defining features of the property. All agreements shall contain a covenant running with the land.
- Intent of the Parties. The intent of the parties to be bound by the terms of the agreement should be clearly stated. The agreement shall specifically include a statement that the property owner represents that it has an equitable or a legal interest in the real property and that all other persons holding legal or equitable interests in the real property are to be bound by the agreement. The development agreement will provide for the rights and obligations of the property owner under the agreement and shall run with the land.
- Recitation of Benefits and Burdens. The agreement shall recite the benefits each party expects to gain from entering into the agreement, as well as the burdens each party agrees to bear. Because the agreement will be treated as a contract, the consideration each party is to receive from the other should be stated clearly in order to ensure enforceability. The benefits to the local government and community must be expressed in terms that exhibit the agreement as consistent with the Plan.
- Approval and Permit Requirements. The agreement shall specify all discretionary approvals and permits that will have to be obtained before the development can proceed beyond its various stages. All conditions precedent to the obtaining of the permits and approvals should be listed.
- Dedications and Reservations. The agreement should provide, where appropriate, a statement of any land or improvements to be dedicated to the Township or land reservations made by the developer for public purposes, and the specific time period for such dedications and reservations as they relate to the date of entering into the agreement.
- Utility Connections. All water and sewer service, either to be provided by the developer or by the local government, shall be described in detail, together with schedules of construction completion, cost allocation (between or among developers and government and later developers), hookup or connection schedules, and parameters for permitting, including fees for utility provision, service and/or relocation.
- Duration of the Agreement. The agreement shall state a termination date. It should also specify project commencement and completion dates, either for the project on the whole, or for its various phases. The agreement should specify that the termination date can be extended by mutual agreement, and that commencement and completion dates may also be extended.
- Transference. The agreement is not transferable without written consent of the Redevelopment Entity except for certain transfers identified in the agreement.

- Periodic Review. The agreement should provide for periodic reviews of the project in order to determine compliance with the terms of the agreement. Unless otherwise negotiated, Ewing Township Construction Office shall be responsible for performing such reviews.
- Remedies and Enforcement. Remedies for breach on the part of either party shall be provided, and the agreement shall provide for enforcement of its provisions.
- Relocation Assistance. If a developer acquires property, the developer may be required to offer relocation assistance.

### Property Acquisition & Relocation

No property acquisition by the Township is being sought through this Plan or otherwise. This is a *non-condemnation* redevelopment plan. No relocation is required.

### Property Disposition

The Redevelopment Entity shall have the authority to sell, lease, vacate or otherwise convey to the Redeveloper(s) for redevelopment, subject to the restrictions, controls and requirements of this Plan, all or any part(s) or portion(s) of land within the Redevelopment Area that becomes available for disposal as a result of public action under this Plan. Neither the Redevelopment Entity nor any of its assigns, nor any purchasers or lessees shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental, or in the use and occupancy of, land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.

## LAND USE REGULATIONS & DESIGN STANDARDS

Ewing declared the area affected by this Plan an “Area in Need of Redevelopment” which allows the Township to create redevelopment plans for areas that need specific attention through the process outlined by the Local Redevelopment & Housing Law (NJSA 40A:12A:-1 et seq.). “LRHL” Redevelopment in accordance with the law allows the Township the most creative flexibility to take best advantage of the surrounding resources while dealing with issues specifically related to the sites themselves. Accordingly, this Plan implements a formal redevelopment process initiated and implemented through public and private sector partnership. Existing zoning is hereby superseded because of the opportunity that the LRHL provides the Township to develop these sites as a cohesive unit where all development details can be negotiated with the community’s best interest in mind.

### Plan Objectives - Generally

The objectives this Plan seeks to implement are based on sound land use principles and practices. Ultimately, the vision presented in the Plan emanate from these principles and work toward standards that the development community will use to implement the vision established by the citizens of Ewing.

- *Enhance Ewing Township as a special place that includes;*
  - Pedestrian circulation and mass transit access;
  - Offers a creative environment for job creation;
  - “Four-sided” site planning, access and architecture.
  - Green development practices
  
- *Connects the entire community*
  - Enhanced pedestrian and bicycle connections to and through the sites;
  - Improve vehicular circulation;
  - Enhances property values over current conditions.
  
- *Accommodates parking*
  - Strategically plans parking location and volume to accommodate needs- current and future demand;
  - Works to supplement residential and commercial activity while taking a “pedestrian first” approach within all site planning decisions.
  
- *Utilizes the Regional Transportation assets (bus service) as a catalyst for new economic development opportunities that;*
  - Increase Ewing’s tax base;
  - Compliment the existing business community and neighborhoods;
  - Enhance socioeconomics in Town;
  - Spurs reinvestment.

## Land Use

### A. Permitted principal uses.

(1) Retail, goods and services, Such as; Antique store; Art gallery; Bakery and bakery goods stores; Banks and fiduciary institutions; Barber or beauty shops; Bicycle sales, rental or repair; Book, stationery or gift store; Candy store and/or fountain; Child-care centers; Clothing (new) and dry goods store; millinery and tailoring; Dancing studios; Delicatessen store; Restaurant within multi-tenanted properties; Food court within a supermarket or shopping center; Department store; Dress shop; Fruit and vegetable store; Grocery stores; meat markets; Garden supply center; Ice cream store; Jewelry store; Music conservatory or music instruction; Floral or plant store; Parcel delivery station; Pet shop, sales only; Photographer's studio, photo supplies; Shoe repair shop; Studio, artist's; Tailor shop; Combinations of two or more compatible uses permitted within one unit; Neighborhood shopping centers.

(2) Mixed-Use development. Residential over retail/commercial.

(3) Medical/Professional Offices

### B. Permitted accessory buildings and uses.

(1) Permitted accessory buildings and uses in the B-N Zone District.

(2) Cafeteria, first aid and/or medical facilities located within a building and operated by or for the employer for the exclusive use of employees or guests.

(3) Solar energy systems on rooftops or over parking facilities in accordance with the standards in the Conditional Use section of the Township's LDO.

### C. Conditional uses.

(1) Restaurant, bar or other similar establishment serving food and/or beverages and which occupies a separate structure and is not an part of a principal permitted use.

(2) Cellular telecommunications facilities.

(3) Residential Multi-family

(4) Convenience Store w/ Fueling Stations. Conditioned Upon:

a) Site shall be a minimum of one and half acres (1.5 acres) in size.

b) Site shall be located on the corner of two streets.

c) Site plan must be fully integrated with all adjacent properties and their associated uses in; building orientation, layout, and access both pedestrian and vehicular. Cross access easements shall be required in order to minimize curb cuts and promote efficiencies in parking lot design.

d) Site Plan must include a mix of uses, including details of the convenience retail to be included with the fueling station. Including but not necessarily limited to; including office space, rest rooms, food services, and other ancillary uses stored outside the store, such as propane, ice machines and other prepaid items accessory to such uses.

e) No automotive services of any kind may be conducted on site (no lube, repairs, mechanics, technicians, etc.).

f) No heavy diesel fuel is permitted. Sale of diesel fuel to passenger and commercial vehicles, including light trucks and vans, is permitted.

g) No truck stops designed to fuel high volumes of tractor-trailers are permitted.

h) No equipment, material, vehicle storage, and overnight parking is permitted. Only employee parking of those working overnight shifts if applicable are permitted.

i) Canopies must be designed as part of the overall architecture and site design. Specifically, the pitch and materials (roofing, trusses, pillars and posts, and any applicable signage) work together as part of the same design vocabulary, are required.



- j) Setbacks. Fueling station canopies are permitted to be considered part of the principle use.
  - i. When placed in front of the convenience retail, such canopy must be buffered from the street frontage by 20 feet not including streetscape requirements.
  - ii. The distance between canopy edge and convenience retail cannot be any further than 65 feet.

D. Bulk requirements\*.

(1) Principal building.

- (a) Lot area, corner lot: 22,500 square feet, minimum.
- (b) Lot area, interior lot: 20,000 square feet, minimum.
- (c) Lot width, corner lot: 150 feet, minimum.
- (d) Lot width, interior lot: 100 feet, minimum.
- (e) Front yard: 25 feet, minimum.
- (f) Side yard, each: 10 feet, minimum.
- (g) Rear yard: 15 feet, minimum.
- (h) Height: three stories, not to exceed; 40 feet, maximum.

(2) Accessory building.

- (a) Distance to side lot line: five feet, minimum.
- (b) Distance to rear lot line: five feet, minimum.
- (c) Height: one story, not to exceed; 25 feet.

(3) Lot coverage.

- (a) Total impervious surface lot coverage shall not exceed 80%. Coverage bonuses of up to 12% will be granted in stances where multiple lot are designed cohesively and where the intent of this Plan is strengthened through such design and existing conditions improved.

\*pre-existing non-conformities shall not generate a variance from the Redevelopment Plan as long as the principles, goals and vision of the plan are advanced.

E. General requirements.

All properties should be designed cohesively with full consideration of design provisions, such as, but not limited to; landscaping, lighting, access and parking lot design and therefore a waiver may be necessary in favor of a more holistic landscaping approach. The Planning Board shall not unreasonably withhold approvals of waivers or variances if it can be demonstrated that the cohesive design furthers the intent of the plan while generally improving pre-existing conditions.

- (1) All buildings and uses shall be served by public water and sewage.
- (2) Separation of parking from public streets. Along each street line, as defined, bounding the district with a landscaped streetscape (~4'-10') shall be provided. Such a landscaped separation except as necessary sidewalks and accessways, shall be separated from the parking area by curbing except at accessways. Such a landscape strip and associated curbing may be designed to be part of an integrated stormwater runoff design.
- (3) Screening or buffer strip. Along each side and rear property line which adjoins a residential district in the Township or a similar district in an adjoining municipality, a screen or buffer planting strip shall be provided consisting of massed evergreens and shrubs of such species and shade trees sized so as will produce an effective screen at time of planting. The screen or buffer strip shall be landscaped in accordance with a plan acceptable to the Planning Board. The width of the planted screen shall be a minimum of 10 feet, and it shall be the responsibility of the applicant to carry out

this program and to promote such maintenance and care as is required to obtain the effect intended by the original plan. Such a plan is also encourage to include public artwork and/or other aesthetic improvements.

- (4) Landscaping. Those portions of all yards not used for parking, loading, unloading and service shall be planted and maintained at all times in accordance with LDO 215-57.
- (5) Entrances and exits. All entrances and exits upon a public street shall be located at a distance directed by the Township Engineer and County Engineer as required. For properties along Parkway and Olden Avenue, coordination with the Township and County's joint efforts to redesign the intersection to include a round-a-bout.
- (6) Loading docks and service areas. No loading dock or service area may be located directly on any street frontage. Provision for handling all freight shall be on those sides of any buildings which do not directly face any street or proposed streets but maybe located on the side toward the rear.
- (7) Outdoor storage areas. No use or accessory use shall be constructed to permit the keeping of articles, equipment, goods or materials in the open, exposed to public view, adjacent residences or a residential district. When necessary to store or keep such materials in the open, the area shall be fenced with a screen or buffer planting strip and be situated not closer than 25 feet from a residential district line.

#### General Parking & Loading Requirements

- A. Parking lots and structures must be fully integrated within the site's design, and in some cases, properly screened from view to create and preserve the pedestrian environment. Additionally;
  - (1) No exhaust area or vent shall open directly upon any sidewalk or park space.
  - (2) All self-parking spaces shall be a minimum of 9 by 18 feet deep. All aisles shall be a minimum of 24 feet wide. Compact spaces may be provided upon Planning Board acceptance.
  - (3) Surface parking areas in excess of 200 feet in length must incorporate landscaping and buffering design techniques with pedestrian access points as appropriate to help further strengthen the pedestrian circulation network.
  - (4) Generally, 3/1,000 SF for retail/commercial. Shared Parking configurations and cross-access easements that enable applicants to seek lower parking ratios are permitted. Banked parking is an option but not mandatory. Additionally, where cross-access is sought, zero (0') FT lot lines are permitted and encouraged.
  - (5) Loading Spaces. 1 per 50,000 SF
  - (6) EVSE/Make-Ready Parking spaces required for new development per State of New Jersey requirements.

## Design Standards

The purpose of the Plan is to create the desired quality and character for pedestrian-oriented activities within the Plan area. New buildings are expected to accommodate pedestrians by providing storefronts near sidewalks and by offering shade and shelter along major streets. All the Plan's design criteria have been conceived to produce quality commercial development that relates well the surrounding area. New development along all the streets and blocks will support this effort and will work to create strong streetwalls and a pleasing pedestrian environment.

A. Purpose and intent. The purpose of these design regulations include:

- (1) Encouraging building forms that reinforce the high quality of life.
- (2) Encouraging buildings of compatible type and scale to have creative ornamentation using varied architectural styles.
- (3) Creating a business district, which is an attractive destination for living, recreating, entertainment, and shopping.
- (4) Creating a sense of place and strengthen property values of adjacent areas.
- (5) Creating attractive walkways and continuous street-front experiences that maximize the quality of the pedestrian environment and afford opportunities to increase retail traffic;
- (6) Configuring sidewalks on all streets so people feel safe and comfortable; make sidewalks wide, appealing, and shady;
- (7) Installing well-designed, high quality street furniture to reinforce the strong image and comfort of the place;
- (8) Strategically placing landscaping elements, including shade trees, to enhance and create a sense of place;
- (9) Using compelling, informative, and consistent signage;
- (10) Designing attractive corners and gateways into the Redevelopment Area;
- (11) Adding vitality by requiring active uses along the sidewalks such as outdoor dining, interactive displays in shop windows, entertainment, and diverse architectural elements, styles and setbacks;

B. Applicability. Except where this Plan specifically provides otherwise, these design standards apply to all buildings or portions thereof that are being newly built, and to "improvements" on properties that are within the Plan's jurisdiction.

C. Compliance determinations. Compliance with these standards shall be determined as part of the site Plan review process after submission to the Township Planning Board. However, prior to submission to the Planning Board for approval, the applicant may seek conceptual review as follows:

- (1) A redevelopment agreement is necessary to implement all projects in the Redevelopment Area.
- (2) An applicant may seek conceptual review of a specific building and/or site design during the development process through the Redevelopment Agency and/or Site Review Committee in consultation with Township professionals. The review may include specific site plans, building elevations and other architectural detail. The project architect shall clearly specify on the drawings the extent to which he/she believes the application has met these design standards and whether any deviations are sought.
- (3) An applicant must submit all such applications to the designated Redevelopment Agency to determine substantial compliance with these standards before an application is filed with the Planning Board. Note that such a determination will not in any way supersede the Board's procedures pursuant to the Municipal Land Use Law regarding complete applications.
- (4) The Township Planner and/or Engineer will provide a written copy of each compliance determination to the applicant and to the Planning Board within 45 calendar days of receipt.

- (5) The professional time spent on the review will be billed to the developer's escrow account set up for site plan review at the Planning Board. A \$2500.00 Escrow deposit is required.

### Green Design

- A. All buildings are encouraged to be LEED-qualified buildings.
- B. The following High-Performance design elements are encouraged to be incorporated within each application:
  - (1) Measures to reduce "heat-island" effects including the following:
    - a) Green rooftops - especially on parking structures.
    - b) Appropriate landscaping that increases shading of paved portions of the site
    - c) Building orientation and design that reduces heating and air-conditioning use.
    - d) Pedestrian circulation patterns leading to and/or including waiting areas for buses or light rail trains that are highly efficient and aesthetically pleasing to encourage the use of mass-transit facilities
    - e) Indoor bicycle storage facilities that are incorporated into the building
  - (2) Natural resource efficiencies have been employed resulting in:
    - a) Measurable reduction in water usage. Including, but not limited, to rainwater capture, low flow fixtures, and low irrigation landscaping
    - b) Optimization of energy performance
    - c) Utilization of locally manufactured construction materials.
    - d) Utilization of recycled materials for construction

### Building and lot frontages.

- A. Building frontage is the length of a building facade that faces a street. All buildings that face a street shall be treated like a front regardless of garage or loading needs. In some instances landscape screening and artwork may be utilized for "dead spaces" created by operation needs of larger structures
- B. Additional Requirements
  - (1) All setbacks and building recesses along any street shall be appropriately landscaped and/or treated architecturally. Low fences, walls and gates may be provided along the landscape area but shall not exceed three (3) feet in height.
- C. The design standards shall apply to all buildings, or portions thereof, that are being newly built or substantially improved.
- D. Open space and buffers. Any open space and buffers must be consistent with the Parks & Open Space Section. Development adjacent to any open spaces, Township or Board of Education-owned property shall coordinate and enhance such space as appropriate.
- E. Outdoor sales. Merchandise may be sold outdoors but only in accordance with this subsection:
  - (1) On private property. Retail businesses may sell their regular merchandise outdoors on private property between their stores and a street right-of-way or on vending carts that meet the following criteria:
    - a. No additional signage whatsoever;
    - b. Carts must be non-motorized, moveable by hand, and no taller than 8 feet including the height of the merchandise on the cart;
    - c. Carts must be moved indoors during any hours that the business is not open; and

- d. Carts shall have integral roofs or umbrellas and use traditional or creative designs.
- (2) On public property. Retail businesses may extend their operations onto public sidewalks and plazas only as follows:
- a. Locations explicitly sanctioned by the Township Council and/or where public markets or festivals are located.
  - b. Vending rights are available only to the owner or primary lessee of the private property that immediately abuts the sidewalk or pedestrian plaza; vending rights may not be further sub-leased.
  - c. No fixed or moveable equipment may be placed on a public sidewalk or plaza to sell or serve food except as follows:
    - i. Tables, umbrellas, and chairs may be placed by restaurants for the use of their customers; no signage is permitted except lettering on umbrellas.
    - ii. Wheeled food carts are permitted if they meet the following criteria:
      - Not more than one chair or stool may be provided for the employee; and;
      - One sign per cart may be displayed, with each sign limited to 3 square feet in area.
    - iii. All tables and carts shall not block pedestrian movement along the sidewalk.
  - d. No merchandise may be displayed on a public sidewalk or plaza except when placed on tables or shelves that do not exceed the following dimensions:
    - i. Maximum height: 3 feet
    - ii. Maximum width: 8 feet
    - iii. Maximum depth: Depth may encroach the ROW line, must ensure pedestrian ROW remains clear.
  - f. Vending rights may be exercised only upon issuance of a permit by the Township that sets forth conditions, including:
    - i. Additional restrictions on the degree, which tables, umbrellas, chairs, and carts may interfere with pedestrian movement;
    - ii. Restrictions on the extent to which food or merchandise not available in the abutting business may be sold;
    - iii. Requirements that the area surrounding the tables or carts be kept free from debris and refuse at all times;
    - iv. Insurance requirements;
    - v. Payment of fees established by the Township for vending rights;
    - vi. Limitations on leasing of vending rights, if any; and
    - vii. Other reasonable conditions as determined by the Township, including full approval rights over the design of umbrellas, carts, tables, etc.



## Architectural Design Considerations

### General Standards

This section governs the architectural features of all buildings in the Redevelopment Area. In order to minimize the bulk of large buildings, all facades shall provide architectural elements to reduce these effects.

#### A. Horizontal Massing.

- (1) Base. Defined as the first one and one half (1½) to two (2) stories on facades of multi-story buildings, shall be oriented to the pedestrian and the greater sidewalk network. The Base should appear “heavier” than the upper stories through material and dimension.
- (2) Middle. Shall be treated with horizontal elements such as belt courses and shall exhibit changes in materials or patterns.
- (3) Top. Defined as any roofline, shall be accentuated with parapet walls and/or balustrades or deep cornice features with projection.

#### B. Vertical Massing.

- (1) The façade plane should be broken into 30’- 60’ foot- sections along major street frontages and 60-80’ foot sections for large format retail structures set back from the street.
  - a. Distinguished by columns, pilasters, gutters, size and spacing of windows, pattern of balconies or other acceptable architectural measures the Township deems appropriate.
  - b. All commercial uses at street level shall relate to the buildings vertical patterns

### Exterior walls

A. Generally. These standards require buildings to have traditional pedestrian oriented exteriors and to be clad with materials that are durable and appropriate to the visual environment and climate of the community.

B. Finish materials for walls. Exterior walls are the publicly visible part of most buildings. Their exterior finishes shall be as follows:

- (1) Any of the following materials may be used for exterior walls and for columns, arches, and piers:
  - a. Natural stone, brick and integrally colored masonry units
  - b. Reinforced concrete (with smooth finish or with stucco, textured or exposed aggregate)
  - c. Concrete block with stucco (CBS)
  - d. Wood, pressure-treated or naturally decay-resistant species
  - e. Glass and Steel
  - f. Fiber cement siding
  - g. Architectural metals
- (2) Other materials for exterior walls may be used only if approved as a deviation from this section when explicit approval has been granted to vary from these regulations. Faux material shall be discouraged.
- (3) Fastenings that may be required to dry flood-proof the first story of commercial buildings shall be integrated into the design of principal facades or be visually unobtrusive.

C. Types of exterior walls. Principal facades and their requirements are defined herein. Exterior walls that are not defined as principal facades require a lesser degree of finish and transparency, but at a minimum must meet the following requirements:

- (1) Transparent windows must cover at least 30% of the wall area below the expression line and at least 10% of the wall area between the expression line and the cornice.
- (2) All windows must have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used.
- (3) Rectangular window openings shall be oriented vertically (except for Transom windows).
- (4) Spandrel glass is acceptable as facades within street view.

### Principal Facade walls

- A. Facade elements. Principal facades are those facades that face a public space such as a street or a public park. Being in public view, they shall be given special architectural treatment.
  - (1) Principal facades, where appropriate, shall have a prominent cornice and expression line, a working entrance, and windows. To the degree that side walls are within public view, the Principle facade shall be addressed accordingly. .
  - (2) Buildings wider than 60 feet shall, to the extent feasible, incorporate varied heights and roof types to enhance visual interest. This may be accomplished with a parapet designed to vary in height as it traverses the roofline so long as the average height of the parapet alone is no more than five feet. Lighting and landscaping may be utilized as a tool to complement visual interest as well.
  - (3) Principal facades facing a street, plaza, or public park may not have blank walls (without doors or windows) greater than 20 feet in length.
  - (4) Expression lines and cornices shall be a decorative molding or jog in the surface plane of the building that extend at least 3 to 6 inches out from the principal facade, or a permanent canopy may serve as an expression line.
  - (5) Awnings may not hide or substitute for required features such as expression lines and cornices.
  - (6) Roofline shall be designed to screen HVAC equipment from view.
  
- B. Entrances. A primary entrance and views into the first floor of buildings are fundamental to creating an interesting and safe pedestrian environment.
  - (1) Primary entrances shall be design to interact with a public street and/or be oriented to facilitate an active and vibrant curb appeal.
  - (2) Corner buildings shall have their primary entrance face either the intersection or the street of greater importance. Buildings may also locate the primary entrance on the corner.
  - (3) Ground floor retail spaces within the same building shall all have their respective primary entrances face streets unless the retail space does not adjoin the exterior wall along a street.
  - (4) Where building frontages exceed 50 feet, operable doors or entrances with public access should be provided along streets at intervals averaging no greater than 50 feet, where appropriate.
  
- C. Windows. Every principal facade must contain transparent windows on each story with the exception of windows opening into a parking floor. Garage windows shall have translucent glazing.
  - (1) All windows.
    - a. All windows (with exception of all-glass structures) must:
      - i. Contain visible sills and lintels on the exterior wall, and;
      - ii. Have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used.
    - b. Glass in windows and doors, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight.

(2) First-story windows on multistory structures. In order to provide clear views inward and to provide natural surveillance of exterior spaces, the first story of every commercial building's principal facade shall have transparent windows meeting the following requirements:

- a. Window openings shall cover at least 60% of the wall area below the expression line;
- b. The bottom of the window opening can be no higher than 30 inches from sidewalk level; and
- c. These windows shall be maintained so that they provide continuous view of interior spaces lit from within. However, private interior spaces such as offices may use operable interior blinds for privacy.

(3) Upper-story windows. All stories above the first story of every building's principal facade shall contain between 50% of the wall area of that floor with transparent windows.

D. Corner buildings. For buildings located at the intersection of two streets, the corner of the building at the intersection may be angled, curved, or chamfered. The distance from the corner shall conform to the front yard setback measured from the intersection of the right-of-way lines to the end of the angled or curved wall segment, unless a greater amount is required by the visibility triangles.

E. Facade projections. Facade projections add visual interest to buildings. Some projections also provide protection from the sun and rain for those passing by; others provide additional floor space for the building. The following types of facade projections are permitted as indicated below. At least one of these facade projections is recommended on each principal facade of all commercial buildings. Any projections extending beyond the front lot line into the public right-of-way of a county road are subject to approval by Mercer County. Any projections into local roads are subject to the approval of the Township Council or its designee:

(1) Awnings and canopies:

- a. Awnings and canopies may extend forward of the build-to line and may encroach into a sidewalk right-of-way.
- b. Awning or canopies extending from the first story cannot exceed the following dimensions:
  - i. Depth: 15 feet maximum.
  - ii. Height: the lowest point on an awning or canopy shall be no lower than 7 feet above sidewalk level and the highest point shall be no higher than 14 feet above sidewalk level
  - iii. Length: 25% to 90% of the front of the building
- c. There are no minimum or maximum dimensions for awnings or canopies extending from a second story or higher except that they are limited to window openings.
- d. Awnings shall be covered with fabric. (High-gloss or plasticized fabrics are prohibited). Backlighting of awnings is prohibited.

## Signage

A. Permitted signs. The following types of signs shall not be permitted: billboards and signs elevated on poles. New signs are allowed generally as follows:

- (1) Signs can be painted or attached directly onto buildings walls.
- (2) Signs can be mounted onto a marquee that extends out from the front of a building.
- (3) Wall signs. Examples of acceptable wall signs that are placed flat against a principal facade. Internally lit box signs of plastic and/or metal are not permitted.
- (4) Projecting signs. Projecting signs of these types are permitted notwithstanding any prohibitions. Location of projecting signs. Signs designed in accordance with this section may extend over Public sidewalks between the property line and building facade, but must maintain a minimum clear height above sidewalks of 9 feet.. Signs shall not extend closer than 2 feet to an existing or planned curb. Projecting signs may not be internally lit and should reflect the character of the district
- (5) Directional signage. Three (3) sqft, and thirty-six (36") maximum height.

B. Size of signs.

- (1) Maximum gross area of all signs
  - i. Building Mounted Signs for Anchor or Larger Format Commercial uses shall not exceed an area equal to 20% per street frontage.
  - ii. Shopping Centers. For all other units within a center, each individual tenant shall be permitted a sign area of 5% of the façade relative to the portion of the building that directly encompasses that tenant space. 20 square feet minimum.
  - iii. Ground or Monument signs are limited to 50 square feet.
- (2) Maximum height of ground/monument signs is eight 8'.
- (3) Maximum Building Sign Projection. Sixteen inches (16")
- (4) Maximum Building Mounted Sign Height. Nine feet (9')

C. Number of Signs. One (1) per street frontage. Logos may be integrated within the overall sign design package but may be excluded from size calculations.

D. Illumination of signs. Façade signs shall be illuminated externally except that individual letters (channel block) and logos may be internally lit. Monument signs must be externally lit.

E. Placement of signs on principal facades. Signs must coordinate in size and placement with the building and storefront;

- (1) Building signs shall not conceal the cornice;
- (2) Over-varied shapes create visual confusion and are discouraged;
- (3) Awning signs shall not cover masonry piers;

## Landscaping Standards

Generally, Section 215-57 of the Township Land Development Ordinance applies. However, due to the unique nature of this Redevelopment Area some additional provisions shall be guiding.

A. Foundation Plantings. To the extent practical, incorporate foundation plantings. For properties that are being designed cohesively, full consideration of such plantings will be considered and therefore some instances may not be able to accommodate such plantings and a waiver will be granted.

- B. Blank street walls. Where blank walls are proposed, efforts to incorporate landscaping in coordination with public art shall be given in consultation with the Board and its professionals.
- C. Trees Per Parking Space, End Cap Tree Requirements, and Number of Contiguous Parking Spaces. For properties that are being designed cohesively, full consideration of such plantings will be considered and therefore some instances may not be able to accommodate such plantings and a waiver will be granted in favor of a more holistic landscaping approach.
- D. Screening Bed Width. For properties that are being designed cohesively, full consideration of such plantings will be considered and therefore some instances may not be able to accommodate such plantings and a waiver will be granted in favor of a more holistic landscaping approach.

## Streetscape Design Standards

To achieve a uniform streetscape in the Redevelopment Area, the following standards are provided:

- A. Streetscape design shall include the following;
  - (1) All streets shall have trees planted at a maximum of thirty (30') feet on-center or as appropriate for the tree species unless space is needed for signature entrance ways and driveway curb-cuts. All street trees shall be in accordance with the following materials.
    - i. Along Parkway Avenue- Platanus x acerifolia "London Plane" tree (3" caliper)
    - ii. All other streets- Liriodendron tulipifera "Tulip Tree" or tree of similar native dimension and uniformity.
  - (2) Attractive bus stop shelters should be located at designated stops.
  - (3) Landscape design shall include plantings and planters. All streetscape will be designed in consultation with Township professionals and Environmental Commission.
  - (4) Bike parking shall be required.



## Statutory Requirements

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. An identification of any property within the Redevelopment Area, which is proposed to be acquired in accordance with the Redevelopment Plan;
4. Any significant relationship of the Redevelopment Plan to:
  - The Master Plans of contiguous municipalities;
  - The Master Plan of the County in which the municipality is located; and
  - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
5. An inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C52:27D-304) that are to be removed per the Plan in accordance with the "Fair Housing Act" P.L.1985, c.222 (C52:27D-301 et.seq) and the Housing Element of the municipal master plan.
6. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
7. Proposed incentives for EV charging infrastructure.

## Relationship to Township Master Plan Objectives

### Planning Goals

- To provide a world-class destination worthy of the historical relevance of the sites given the area's importance to our Nation during the Revolution, WWII, and the automotive industry.
- To guide future development and redevelopment of land that melds a new vision for Ewing Township with new construction that enhances the character of the Township physically and socially while remaining cognizant of municipal budget concerns;
- To facilitate development that meets the needs of the Township residents while developing long-term economic viability;
- To provide for and enhance the vitality of established commercial districts and neighborhoods;
- To preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses;
- Safeguard and broaden the Township's existing tax base by creating economic balance through the provision of employment opportunities, new ratables, and appropriate utilization of land resources;
- To maintain a balanced circulation system that incorporates the needs of pedestrians, bicyclists, autos, trucks, buses and rail and connects neighborhoods to Downtown life and activity.
- To incorporate new development standards that advance sustainability and green design practice and market demands.

Additionally, the following Master Plan objectives, which relate to the Redevelopment Area, are relevant to this Plan. They include:

Master Plan Goals and Objectives  
*Community Vision*

Goal: Enhance and create a sense of place that encourages economic vitality and community activity through well-designed land development that is consistent with established and planned land use patterns and preserves the community's suburban and urban landscapes alike, which make Ewing Township a unique and desirable place to both live and work.

Objective: Reduce auto-dependency through innovative design practices that encourage and allow for pedestrian activity where appropriate.

Encourage a sustainable community through the implementation of smart growth principles and efficient building practices that promote the use of "green" engineering and design technologies proven to encourage resource conservation.

Encourage the continued redevelopment of business corridors and centers including Olden Avenue, as well as key intersections such as Parkway and Olden Avenues, Pennington and Ewingville Roads, Pennington and Somerset Roads, and Pennington Road and Parkway Avenue.

*Land Use*

Goal: Maximize potential for expansion of the economic base to support the costs of providing municipal and educational services to Ewing residents.

Objectives: Identify remaining tracts of land with potential for economic development through the use of redevelopment, planned developments and general development plans that encourage connectivity to existing neighborhoods and enhance opportunity to make Ewing a destination to live, work and play.

***Circulation***

Goal: Provide alternative routes for regional traffic to disperse and diffuse traffic to reduce and eliminate existing and potential congestion.

Objectives: Work with NJDOT and Mercer County on improving railroad trestles to appropriate heights to facilitate better flow of truck traffic.

Goal: Designate and encourage the development of meaningful pedestrian corridors and bikeways linking Township, County and State recreational and community facilities within Ewing and surrounding municipalities.

Objectives: Link public facilities, including but not limited to, the Delaware & Raritan (D&R) Canal, TCNJ, state facilities and municipal or county lands














[Analysis of Existing Zoning Redevelopment Plan Amendments](#)

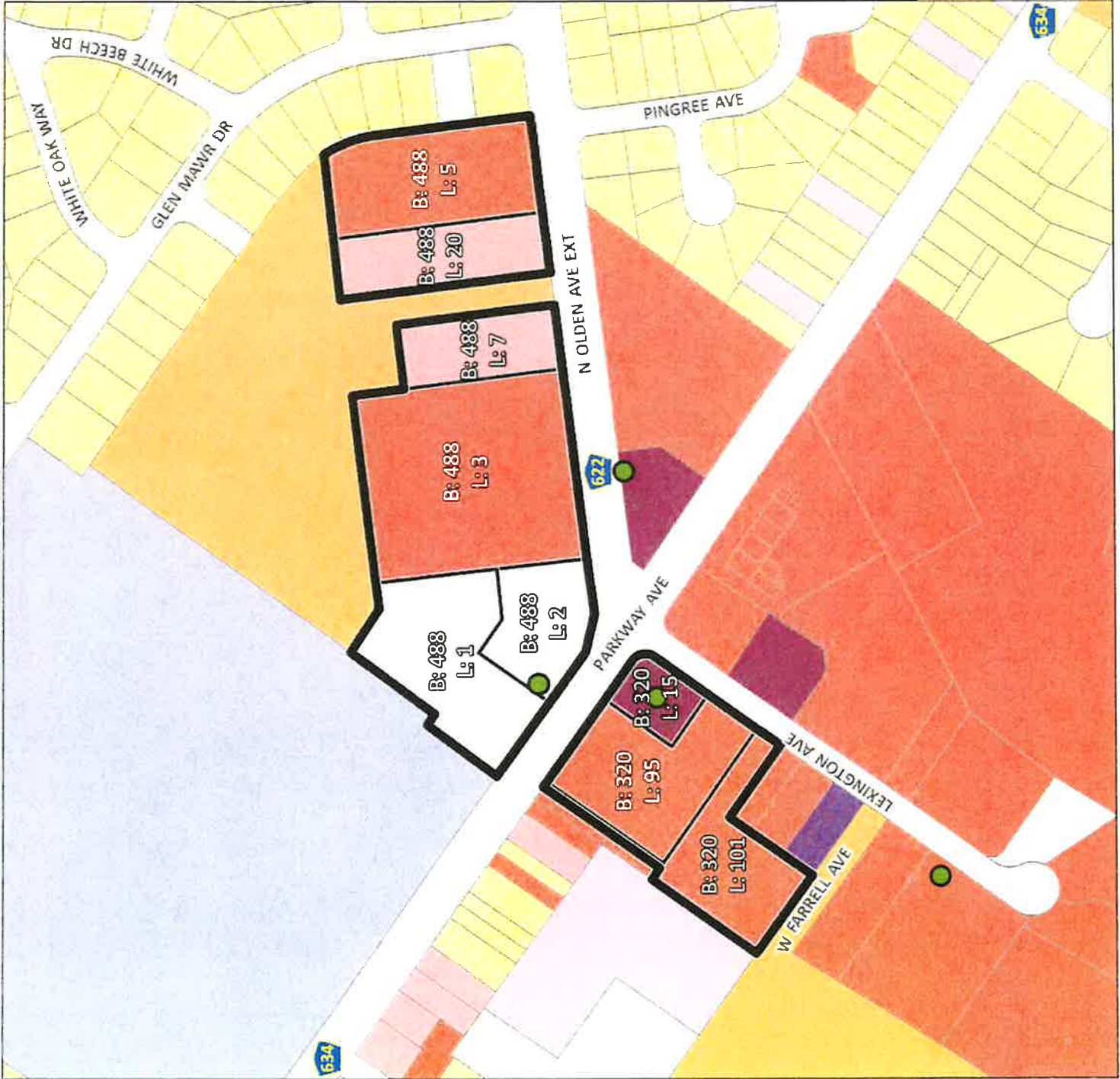
The majority of the Redevelopment Area resided in the Business Highway (BH) zone. However, this Plan shall supersede these zones. Some portions of the Ewing Township Land Development Ordinance (LDO) may remain relevant but the use and bulk standards of the zoning that existed prior to this Plan's adoption will no longer remain relevant within the boundary of this Plan;

Redevelopment Study Land Use Map  
Parkway, Lexington and Olden Crossroads

Ewing Township  
Mercer County, NJ  
February 2020

Legend

-  NJDEP Known Contaminated Site
-  Study Area
-  Study Area Parcels (Block/Lot)
-  Existing Land Use
-  Vacant
-  Residential - Single-Family
-  Residential - Multi-Family
-  Commercial - General
-  Commercial - Office
-  Commercial - Auto-Service
-  Industrial
-  School Property
-  Church/Charitable
-  Other Tax Exempt

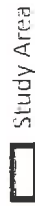




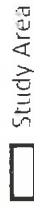
Redevelopment Study Area Zoning Map  
Parkway, Lexington and Olden Crossroads

Ewing Township  
Mercer County, NJ  
February 2020

Legend



Study Area



Study Area Parcels (Block/Lot)

Zoning District



B-H



OP-2



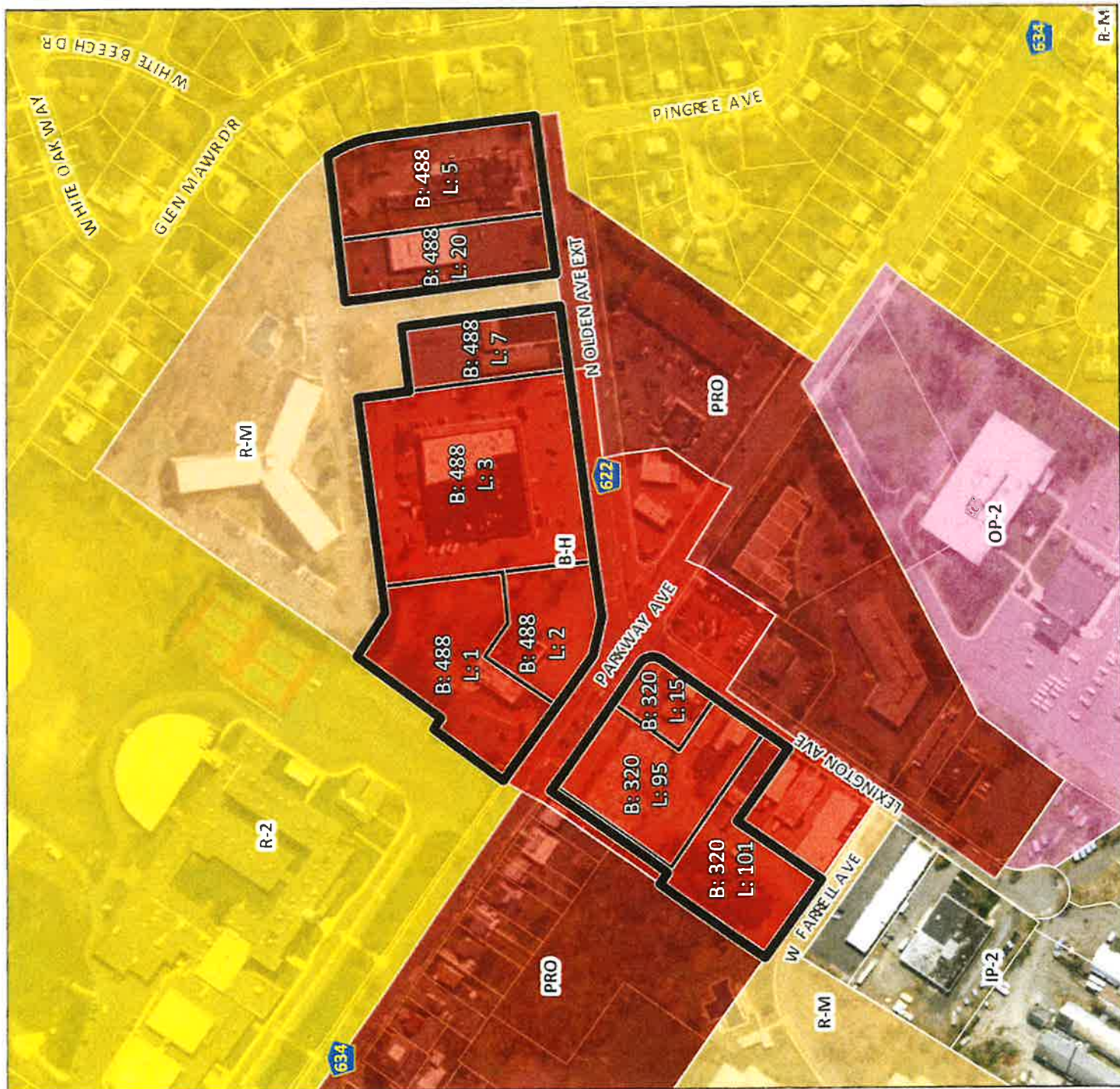
PRO



R-2



R-M



## Relationship to Other Plans

### **Township of Ewing Master Plan**

This Plan is entirely consistent with the Township's Master Plan, it implements it. Over the past 10 years, the Township has studied the issue of redevelopment, including Olden Avenue, GM and the Naval Warfare Center. As such, the Planning Board saw fit to include the ideas that sparked this Plan's creation within the 2006 Master Plan and subsequent updates.

### **County of Mercer Master Plan**

This Plan is consistent with Mercer County's Master Plan. Directing growth around transportation hubs and existing infrastructure is one of the main goals of the Plan. Mercer County's 3-tiered approach of economy, environment and transportation balance is embodied within this Redevelopment Plan.

### **State Development & Redevelopment Plan - The State Strategic Plan**

This Plan is consistent with the 2001 State Plan as it is within the Metropolitan growth area. The current draft of the updated State Plan has yet to be released as of the writing of this Plan

## Redevelopment Plan Amendments

This Redevelopment Plan may be amended from time to time in accordance with the requirements of the Local Redevelopment & Housing Law



**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 24**

1st Reading \_\_\_\_\_ Date to Mayor \_\_\_\_\_  
 2nd Reading & Public Hearing \_\_\_\_\_ Date Returned \_\_\_\_\_  
 Date Adopted: \_\_\_\_\_ Date Resubmitted to Council \_\_\_\_\_  
 \_\_\_\_\_ Approved as to Form of Legality  
 Effective Date: \_\_\_\_\_  
 \_\_\_\_\_ Township Attorney

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, CHAPTER 110 BRUSH, GRASS AND WEEDS, ALLOWING LIENS AGAINST PROPERTIES FOR COST OF PROPERTY MAINTENANCE**

First Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
<b>Keyes-Maloney</b>						
<b>Schroth</b>						
<b>Steward</b>						
<b>Wollert</b>						
<b>Baxter</b>						

Second Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
<b>Keyes-Maloney</b>						
<b>Schroth</b>						
<b>Steward</b>						
<b>Wollert</b>						
<b>Baxter</b>						

By \_\_\_\_\_ Date \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected \_\_\_\_\_  
 Mayor

Reconsidered  
 By Council \_\_\_\_\_ Override Vote YEA \_\_\_\_\_ NAY \_\_\_\_\_

\_\_\_\_\_  
 President of the Council

\_\_\_\_\_  
 Municipal Clerk

**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 24-**

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, CHAPTER 110 BRUSH, GRASS AND WEEDS, ALLOWING LIENS AGAINST PROPERTIES FOR COST OF PROPERTY MAINTENANCE**

**WHEREAS**, the Township of Ewing ("Township") is empowered to promote the health, safety, and general welfare of its citizenry; and

**WHEREAS**, pursuant to N.J.S.A. 40:48 et seq., the Township is authorized to enact ordinances for the maintenance of lawns, weeds, trees, brush, leaves, etc. in order to deter pests and promote the general welfare of the Township's residents; and

**WHEREAS**, pursuant to N.J.S.A. 40:48 et seq., including N.J.S.A. 40:48-2.14, the Township is authorized to cause to be removed those weeds, trees, brush, garbage and/or order the maintenance of a lawn if the property owner refuses to do so, and to recover those costs from the property owner; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2.14 the costs incurred by the Township, including any applicable administrative fee, may be added to the taxes next to be assessed and levied upon the property in question in the form of a municipal lien; and

**WHEREAS**, the Tax Collector is best suited place an estimated lien on the property at issue and certify the actual costs before the Council of the Township of Ewing; and

**WHEREAS**, the Township has an interest in expeditiously placing municipal liens on properties for the maintenance costs as the burden of unpaid costs is born by the Township and thus, the taxpayers and timely placement of liens serves to place all interested parties, including buyers and sellers, on notice of such liens; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Council of the Township of Ewing, County of Mercer that the Code of the Township of Ewing be amended as follows:

**Section 1** Chapter 110, BRUSH, GRASS AND WEEDS, is hereby amended as follows:

**§ 110-3 Cost of removal.**

- A. Notice requiring compliance with the above provisions shall be sent by the Board of Health, Health Official of the Township of Ewing, by the Construction Official or by the Chief of Police or their designee by registered mail to the last known address of the owner or tenant of the land in question, Such notice shall state the acts to be performed by such owner or tenant, as well as the administrative fee and penalty for failure to comply with such notice.
- B. If the owner or tenant to whom notice is sent neglects or refuses to comply with such notice within 10 days of receipt of the same, the Board of Health, Health Official of the Township of Ewing, the Construction Official or the Chief of Police or their designee shall arrange to perform the acts required by the notice at the cost of the Township.
- C. Whenever an owner or tenant of lands neglects or refuses to remove or abate grass or weeds in excess of six inches as prescribed in such notice and within the time specified therein but not less than three days following of receipt of the same, the Board of Health, Health Official of the Township of Ewing, the Construction Official or the Chief of

Police or their designee shall arrange to perform the acts required by the notice at the cost of the Township.

- D. Following the arrangement and execution of the acts outlined in said notice, the Tax ~~Collector~~ ~~Assessor~~ may place an estimated lien on the property at issue, subject to adjustment by the Township Council in accordance with the procedures outlined in Section (E) below. The estimated lien(s) shall be in the following amounts:

- (1) Lawn cutting - \$200
- (2) Property clean-up - \$1,000
- (3) Boarding up of a building- \$2,500
- (4) Structural repairs - \$5,000
- (5) Demolition - \$35,000
- (6) Pest control - \$500

- E. Upon receipt of an invoice from the contractor(s), the Tax ~~Collector~~ ~~Assessor~~ or other official shall certify the actual cost of the work performed and the administrative fee assessed by the Township to the Township Council, which shall examine the certificate and shall cause the actual costs as shown thereon and any administrative fee assessed to be charged against said lands, retroactively, adjusting the amount of the estimated lien accordingly. Such costs and administrative fee shall be added to the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and to be collected and enforced by the Tax Collector and in the same manner as taxes.

**Section 2** Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

**Section 3** Repealer. All prior ordinances or parts of the same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

**Section 4** Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.

**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 24**

1st Reading \_\_\_\_\_ Date to Mayor \_\_\_\_\_  
 2nd Reading & Public Hearing \_\_\_\_\_ Date Returned \_\_\_\_\_  
 Date Adopted: \_\_\_\_\_ Date Resubmitted to Council \_\_\_\_\_  
 \_\_\_\_\_ Approved as to Form of Legality  
 Effective Date: \_\_\_\_\_  
 \_\_\_\_\_ Township Attorney

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, CHAPTER 319, SOLID WASTE, ARTICLE V, LEAVES, BRUSH AND YARD WASTE**

First Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Keyes-Maloney						
Schroth						
Steward						
Wollert						
Baxter						

Second Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Keyes-Maloney						
Schroth						
Steward						
Wollert						
Baxter						

By \_\_\_\_\_ Date \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected \_\_\_\_\_  
 Mayor

Reconsidered  
 By Council \_\_\_\_\_ Override Vote YEA \_\_\_\_\_ NAY \_\_\_\_\_

\_\_\_\_\_  
 President of the Council

\_\_\_\_\_  
 Municipal Clerk

**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 24-**

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER, CHAPTER 319, SOLID WASTE, ARTICLE V, LEAVES, BRUSH AND YARD WASTE**

**WHEREAS**, the Township of Ewing (“Township”) is charged with promoting the health and wellbeing of residents; and

**WHEREAS**, it is in the best interest of the Township to regulate the collection of leaves, brush, and yard waste; and

**WHEREAS**, in all other respects Chapter 319 entitled “Solid Waste”, Article V entitled “Leaves, Brush, and Yard Waste” shall remain in full force and effect; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Council of the Township of Ewing, County of Mercer that the Code of the Township of Ewing be amended as follows:

**Section 1** Chapter 319 “SOLID WASTE”, Article V “LEAVES, BRUSH AND YARD WASTE” is hereby amended as follows:

**§ 319-31 Yard waste collection.**

~~The Township will collect and dispose of leaves in accordance with a schedule to be decided upon by the Administration and shared with the public. All Township leaf collection shall be in accordance with this Section. The owner or occupant of any property, or any employee or contractor of such owner or occupant engaged to provide lawn care or landscaping services, shall not be permitted at any time to sweep, rake, blow or otherwise place yard waste that is not containerized, as defined herein, at the curb or along the street, except as provided for below. Placement of such yard waste at the curb or along the street in any other manner is a violation of this article. If such placement of yard waste occurs, the party responsible for placement of the yard waste must remove the yard waste from the street or said party shall be deemed in violation of this article. Containerized yard waste may be placed at the curb for collection during announced periods of collection. Grass should be mulched or placed in a separate container from leaves.~~

**A. Leaves**

~~(1) The Township will be divided into two (2) leaf collection zones. Leaves will be collected from each zone in accordance with a schedule which will be decided upon and advertised by the Township. The schedule may be updated from time to time, taking into consideration climate, precipitation conditions, and other relevant factors. The public will be given reasonable notice of any scheduled leaf collection.~~

~~(2) During a leaf collection period, the Township will utilize a truck-mounted leaf vacuum or other system as designated by the Township Administration to pick-up fallen leaves. During any leaf collection period, leaves shall be placed in the street along the curb in front of the property from which the leaves originated. Leaves shall not be bagged up or placed in any container but shall be neatly piled at the curb.~~

~~(a) No leaf pile may be placed within ten feet (10’) of a storm drain nor shall any leaf pile be higher than four feet (4’).~~

~~(b) No grass, brush, tree cuttings, or trash shall be placed in leaf piles. Leaf piles shall consist only of leaves.~~

(c) During the leaf collection period in November and December, no yard waste, brush or tree cuttings may be placed at the curb.

- (3) The owner or occupant of any property, or any employee or contractor of such owner or occupant engaged to provide lawn care or landscaping services, may not place leaves in front of another property without permission from the property owner.
- (4) No leaves originating outside of the Township may be disposed of or placed along a street within the Township.
- (5) Leaves may be placed at the curb for collection during announced periods of collection for that leaf collection zone, but no sooner than seven (7) days prior to the scheduled leaf pick-up date for that zone.
- (6) During all other times of the year, outside the leaf collection period, the Township shall permit that leaves be containerized, as defined herein, prior to placement at the curb. Containerized collection shall only be allowed for leaves during non-leaf collection period.

**B. Grass**

- (1) The Township strongly recommends that the owner or occupant of any property, or any employee or contractor of such owner or occupant engaged to provide lawn care or landscaping services, mulch any grass clippings created during grass mowing.
- (2) Grass clippings shall be treated as solid waste and may be placed at the curb with solid waste in accordance with the solid waste pick-up schedule. Grass clippings must be placed in a plastic bag. No loose grass clippings or open containers containing grass will be collected by the Township. Grass clippings may be placed in a garbage bag along with other solid waste for disposal.
- (3) No brush or tree trunks, or tree branches shall be disposed of with grass and/or solid waste.

**§ 319-32 Brush collection.**

Brush may be placed at the curb for collection during announced periods of collection. Brush placed at the curb for collection shall be cut into no larger than four-foot lengths and may be no more than six inches in diameter. Brush may be loose or containerized. No trees, tree trunks or branches exceeding six inches in diameter and four-foot in length may be placed at the curb for collection. No brush may be placed at the curb during a leaf collection period in November and December.

No owner or occupant of any property, or any employee or contractor of such owner or occupant engaged to provide lawn care or landscaping services shall allow brush originating outside of the Township to be placed at the curb for disposal. Nor shall any brush originating outside of the Township be disposed of at a designated Township brush drop-off facility.

No tree trunks or branches larger than four feet in length and more than six inches in diameter shall be placed at the curb by the property owner or occupant, or by any contractor or commercial entity.

**§ 319-35 Violation and penalties.**



A. Violation of any provision of this Article shall be cause for a Municipal Court summons to be issued by the Police Department, Code Enforcement Official, Health Officer, or Construction Official.

B. Any violation of the provisions of this Article shall constitute a violation punishable as provided in Chapter 1, General Provisions, Article III, General Penalty.

C. Except as otherwise provided, every day in which a violation of any provision of this Article exists shall constitute a separate violation.

**Section 2** Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

**Section 3** Repealer. All prior ordinances or parts of the same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

**Section 4** Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.

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**RESOLUTION BY THE TOWNSHIP OF EWING TO RESCIND THE CY2024 BUDGET AND AMEND IN THE AMOUNT OF \$638,120.00 AS REQUIRED BY THE DIVISION OF LOCAL GOVERNMENT SERVICES**

**Resolution #24R-** WHEREAS; on May 28<sup>th</sup>, 2024 the Township Council of the Township of Ewing, held a public hearing regarding the CY2024 municipal budget and adopted said budget without amendment; and

WHEREAS, after customary review by the Division of Local Government services, it was found that the CY2024 budget appropriations were in excess of the 1977 Appropriation CAP.

WHEREAS, after discussion with the Chief Financial Officer of the Township of Ewing and the Division of Local Government Services, it was determined that the CY2024 required amendment to decrease the appropriations within CAP by \$638,120.00.

WHEREAS, the following appropriations are to be amended as follows:

**2024 OPERATING BUDGET AMENDMENTS**

REVENUES	FROM	TO
SURPLUS	3,000,000.00	2,361,880.00
<b>1. SURPLUS ANITICIPATED</b>	<b>3,000,000.00</b>	<b>2,361,880.00</b>
<b>2. SURPLUS ANTICIPATED WITH PRIOR WRITTEN CONSENT OF DIRECTOR, LGS</b>		-
<b>3. MISCELLANEOUS REVENUES</b>		
SECTION A. LOCAL REVENUES	-	-
SECTION B: STATE AID	-	-
SECTION C: UNIFORM CONSTRUCTION CODE FEES	-	-
SECTION D: SPECIAL ITEMS OF GENERAL REVENUE -SHARED SERVICES	-	-
SECTION E: SPECIAL ITEMS OF REVENUE - ADDITIONAL REVENUES	-	-
SECTION F: SPECIAL ITEMS OF REVENUE - PUBLIC AND PRIVATE REVENUES		
OFFSET WITH APPROPRIATIONS	6,808,860.06	6,808,860.06
TOTAL SECTION G: SEPCIAL ITEMS OF REVENUE - OTHER SPECIAL ITEMS	4,286,139.75	4,286,139.75
TOTAL MISCELLANEOUS REVENUES	25,418,508.81	25,418,508.81
<b>4. RECEIPTS FROM DELINQUENT TAXES</b>	<b>223,000.00</b>	<b>223,000.00</b>
<b>5. SUBTOTAL GENERAL REVENUES (ITEMS 1,2,3 AND 4)</b>	<b>19,005,655.71</b>	<b>18,905,655.71</b>
AMT TO BE RAISED BY TAXES		-
<b>6. TOTAL AMOUNT TO BE RAISED BY TAXES FOR SUPPORT OF MUNICIPAL BUDGET</b>	<b>34,621,977.78</b>	<b>34,621,977.78</b>
<b>7. TOTAL GENERAL REVENUES</b>	<b>63,263,486.59</b>	<b>62,625,366.59</b>
<b>8. APPROPRIATIONS</b>		
<b>(A) OPERATIONS WITHIN "CAPS"</b>		

GENERAL ADMINISTRATION - S/W	552,685.00	523,565.00
REVENUE ADMINISTRATION - S/W	260,000.00	234,000.00
POLICE DEPT. - S/W	9,599,228.00	9,299,228.00
FIRE DEPT. - S/W	2,570,000.00	2,313,000.00
ACCUMULATED ABSENCES	275,000.00	249,000.00
	<b>13,256,913.00</b>	<b>12,618,793.00</b>
(H-1) TOTAL APPROPRIATIONS WITHIN CAP	<b>47,823,555.69</b>	<b>47,185,435.69</b>
(A) TOTAL OPERATIONS EXCLUDED CAPS	-	-
(C) CAPITAL IMPROVEMENTS	-	-
(D) TOTAL MUNICIPAL DEBT SERVICE	-	-
(E) TOTAL DEFERRED CHARGES (SHEET 28)	-	-
(F) JUDGEMENTS	-	-
(G) CASH DEFICIT OF PRECEEDING YEAR	-	-
(K) LOCAL DISTRICT SCHOOL PURPOSES	-	-
(N) TRANSFERRED TO BOARD OF EDUCATION	-	-
(M) RESERVE FOR UNCOLLECTED TAXES	262,756.15	262,756.15
TOTAL GENERAL APPROPRIATONS	<b>63,263,486.59</b>	<b>62,625,366.59</b>

**THEREFORE, BE IT RESOLVED**, the Township Council of the Township of Ewing, hereby rescinds the previously adopted CY2024 municipal budget and readopts it with the above amendment.

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regular Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

**SEAL**

---

**Kim J. Macellaro, CMC  
Municipal Clerk**

THE TOWNSHIP OF EWING  
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**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJS 40A:4-87**

**Resolution #24R-** WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of Ewing in the County of Mercer, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year CY2024 in the sums of:

It Pay\$ to Plug In – NJ’s Electric Vehicle Charging Grant Program - \$32,000

**BE IT FURTHER RESOLVED**, that the like sums of:

It Pay\$ to Plug In – NJ’s Electric Vehicle Charging Grant Program - \$32,000

Appropriated under the caption *Public and Private Programs offset by Revenues*;

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regular Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

SEAL

---

**Kim J. Macellaro, CMC**  
**Municipal Clerk**

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**A RESOLUTION AUTHORIZING THE TOWNSHIP TO SETTLE A REQUEST FOR ATTORNEYS' FEES IN THE AMOUNT OF \$20,800.00**

**Resolution #24R-** WHEREAS, the Township of Ewing (the "Township") received a request from Township police officer Justin Ubry for a reimbursement of attorneys' fees in the amount of \$78,000.00; and

**WHEREAS**, the Township proposes to pay the amount of \$20,800.00 in full and complete settlement of Officer Ubry's demand for payment upon execution of a release from Officer Ubry; and

**WHEREAS**, the settlement of this matter is in the public interest as it avoids the financial, legal and administrative burden which will result from litigation; and

**WHEREAS**, the Chief Financial Officer has certified as to the availability of funds to pay this settlement.

**NOW THEREFORE, BE IT RESOLVED**, by the Ewing Township Council that:

1. The Administration is authorize to pay the amount of \$20,800.00 to Officer Justin Ubry in full and complete settlement of Officer Ubry's demand for payment upon execution of a release from Officer Ubry.

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23rd day of July 2024**

**SEAL**

---

**Kim J. Macellaro, CMC**  
**Municipal Clerk**

**TOWNSHIP OF EWING**  
**Chief Financial Officer Certification #2024-7-5**

I, Joanna K. Mustafa, Chief Financial Officer of the Township of Ewing, County of Mercer, do hereby certify as follows:

That funding is available in the Self Insurance Trust under the following account(s):

**10514061 – Legal Services – O/E Attorney Fees**

**\$20,800.00**

I have determined that the Township Council may authorize the above-described expenditure against the aforesaid line-item account.

Now, therefore, based on the foregoing, I do hereby certify adequate funds are currently available for the purposes and in the line-item amounts specified above, and further, that I shall encumber the same for a period of sixty (60) days from the date of this certification or until an ordinance or resolution authorizing the expenditure described about is enacted, whichever event shall occur sooner.

Signed and certified by me this 17th day of July, 2024

  
Joanna K. Mustafa, CMFO



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**RESOLUTION AUTHORIZING THE PURCHASE OF A CONFERENCE SYSTEM FOR THE COUNCIL CHAMBERS FROM DATA CENTER WAREHOUSE THROUGH BUYBOARD CONTRACT 661-22**

**Resolution #24R- WHEREAS, the Township of Ewing wishes to purchase a Conference System for the Council Chambers from Data Center Warehouse, 23041 Avenida De La Carlota, Suite 325, Laguna Hills CA 92653 through BuyBoard Contract 661-22 in the amount of \$168,450.00; and**

**WHEREAS, said equipment was approved for purchase through Fund 30, Capital Trust, 305693607, Information Technology; and**

**WHEREAS, the Chief Financial Officer has certified that funds are available for said purpose in Fund 30, Capital Trust, 305693607; and**

**NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Ewing hereby authorizes the purchase of the above-mentioned Conference System for the Council Chambers from Data Center Warehouse in the amount of \$168,450.00.**

**BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Chief Financial Officer and the QPA.**

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, and State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

**SEAL**

---

**Kim Macellaro, CMC  
Municipal Clerk**

---

**Joanna Mustafa, CFO**

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**A RESOLUTION GRANTING IRVING BRUNO PERMISSION TO RECEIVE HIS SERVICE FIREARM (GLOCK 45, 9MM SEMI-AUTOMATIC PISTOL SERIAL NUMBER BLAS582) UPON HIS RETIREMENT FROM THE EWING TOWNSHIP POLICE DEPARTMENT AUGUST 1, 2024**

**Resolution #24R- WHEREAS, the Township has in the past, granted certain retiring police officers their service firearms upon their retirement from the Ewing Township Police Department; and,**

**WHEREAS, Irving Bruno has served with the Ewing Township Police Department for 25 years and will retire in good standing from the Ewing Township Police Department on August 1, 2024; and**

**WHEREAS, Ewing Township requires any officer requesting award of his/her service firearm as part of his/her retirement to qualify for a firearm permit to own and possess such firearm after retirement; and,**

**WHEREAS, Irving Bruno has qualified for a firearm permit pursuant to state statute upon a review by Chief of Police, Albert F. Rhodes, as confirmed by the firearm request letter submitted to Council by Chief of Police, Albert F. Rhodes, which letter is attached hereto and incorporated herein by reference; and,**

**WHEREAS, state statute also permits retired police officers to carry a firearm pursuant to N.J.S.A. 2C:39-6(1), where a full-time member of a municipal police department retires in good standing and semi-annually qualifies in the use of the handgun, he is permitted to carry in accordance with the requirements and procedures established by the Attorney General pursuant to N.J.S.A. 2C:39-6(j), and if he pays the actual costs associated with those semi-annual qualifications, and is less than 70 years of age, and was regularly employed as a full-time member of a municipal police department in this State; he is also permitted to carry a handgun in the same manner as law enforcement officers under paragraph (7) of subsection a. of N.J.S.A. 2C:39-6; and**

**BE IT RESOLVED, by the Ewing Township Council that:**

**Retiring Police Officer Irving Bruno is hereby granted his service firearm (Glock 45, 9mm, semi-automatic pistol Serial Number BLAS582) upon his retirement from Ewing Township Police Department on August 1, 2024.**

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

SEAL

---

**Kim J. Macellaro, CMC  
Municipal Clerk**

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**A RESOLUTION GRANTING RICARDO SOOKHU PERMISSION TO RECEIVE HIS SERVICE FIREARM (GLOCK 45, 9MM SEMI-AUTOMATIC PISTOL SERIAL NUMBER BLAS562) UPON HIS RETIREMENT FROM THE EWING TOWNSHIP POLICE DEPARTMENT AUGUST 1, 2024**

**Resolution #24R- WHEREAS, the Township has in the past, granted certain retiring police officers their service firearms upon their retirement from the Ewing Township Police Department; and,**

**WHEREAS, Ricardo Sookhu has served with the Ewing Township Police Department for 25 years and will retire in good standing from the Ewing Township Police Department on August 1, 2024; and**

**WHEREAS, Ewing Township requires any officer requesting award of his/her service firearm as part of his/her retirement to qualify for a firearm permit to own and possess such firearm after retirement; and,**

**WHEREAS, Ricardo Sookhu has qualified for a firearm permit pursuant to state statute upon a review by Chief of Police, Albert F. Rhodes, as confirmed by the firearm request letter submitted to Council by Chief of Police, Albert F. Rhodes, which letter is attached hereto and incorporated herein by reference; and,**

**WHEREAS, state statute also permits retired police officers to carry a firearm pursuant to N.J.S.A. 2C:39-6(1), where a full-time member of a municipal police department retires in good standing and semi-annually qualifies in the use of the handgun, he is permitted to carry in accordance with the requirements and procedures established by the Attorney General pursuant to N.J.S.A. 2C:39-6(j), and if he pays the actual costs associated with those semi-annual qualifications, and is less than 70 years of age, and was regularly employed as a full-time member of a municipal police department in this State; he is also permitted to carry a handgun in the same manner as law enforcement officers under paragraph (7) of subsection a. of N.J.S.A. 2C:39-6; and**

**BE IT RESOLVED, by the Ewing Township Council that:**

**Retiring Police Officer Ricardo Sookhu is hereby granted his service firearm (Glock 45, 9mm, semi-automatic pistol Serial Number BLAS562) upon his retirement from Ewing Township Police Department on August 1, 2024.**

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

**SEAL**

---

**Kim J. Macellaro, CMC  
Municipal Clerk**

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**A RESOLUTION APPROVING TIMOTHY K. STARR AS A SENIOR FIREFIGHTING MEMBER OF THE WEST TRENTON VOLUNTEER FIRE COMPANY NO. 1**

**Resolution #24R- WHEREAS, the West Trenton Volunteer Fire Company No. 1 in the Township of Ewing provides protection and service for the community; and**

**WHEREAS, Timothy K. Starr has completed all the requirements necessary to become a Senior Firefighting Member of the West Trenton Volunteer Fire Company No. 1; and**

**WHEREAS, the Township Council is satisfied that Timothy K. Starr is qualified to become a Senior Firefighting Member of the West Trenton Volunteer Fire Company No. 1; now therefore**

**BE IT RESOLVED that the Township Council of the Township of Ewing does hereby appoint Timothy K. Starr as a Senior Firefighting Member of the West Trenton Volunteer Fire Company No. 1.**

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

**SEAL**

---

**Kim J. Macellaro, CMC  
Municipal Clerk**

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**A RESOLUTION AUTHORIZING THE EWING GREEN TEAM TO HOLD THEIR ANNUAL FALL SPIN BIKE RIDE ON SATURDAY, SEPTEMBER 21<sup>st</sup>, 2024**

**Resolution #24R- WHEREAS, the code of the Township of Ewing provides for the review and approval of application for parades/block party; and**

**WHEREAS, the Ewing Township Green Team has provided turn by turn directions for their bike ride throughout the Township; and**

**WHEREAS, the Chief of Police and the Fire Official have reviewed and approved the application of the Ewing Township Green Team Fall Spin Bike Ride to be held on Saturday, September 21, 2024, starting at 8:00 a.m. and ending at 1:00 p.m.; and**

**NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of Ewing does hereby approve the application for the Ewing Township Green Team to hold their fall spin bike ride on Saturday, September 21<sup>st</sup>, 2024.**

**IT IS SO RESOLVED.**

**Certification:**

**I, Kim J. Macellaro, Municipal Clerk of the Township of Ewing, hereby certify that the above is a true copy of a Resolution adopted by the Governing Body of the Township of Ewing at a Regularly Scheduled Meeting of the Municipal Council of the Township of Ewing, County of Mercer, State of New Jersey held on the 23<sup>rd</sup> day of July 2024.**

**SEAL**

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**Kim J. Macellaro, CMC  
Municipal Clerk**