

## **TOWNSHIP OF EWING ZONING BOARD AGENDA**

The Ewing Township Zoning Board will hold its regularly scheduled meeting on **Thursday, October 17, 2024**. The board will begin the agenda session promptly at **7:00 p.m.** to be immediately followed by the regular session with any applications before the Board. The meeting will take place in person at the Township Council Room, Municipal Complex, 2 Jake Garzio Drive, Ewing, NJ. **Formal action will be taken.** The public will have an opportunity to address the Board during the “Statements and Comments from Members of the Public” segment of the respective application. The Agenda for the meeting is as follows:

**Applicant:**

**Held over matters:**

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

**Description:**

Applicant is requesting preliminary and final site plan approval, Floor Area Ratio variance, density variance and bulk variances to build 1,612 square foot single family home with four bedrooms and one car garage on 5,000 square foot vacant lot. Applicant is requesting variance for lot size – lot size is only 5,000 square feet where 10,000 square feet is required; variance for lot width - lot width is only 40 feet where 80 feet is minimum required; variance for lot frontage – lot frontage is only 40 feet where 80 feet is minimum required; variance for front yard setback of only 19.50 feet where 40 feet is required; variance for side yard setback to permit only 5 foot side yard setback on both sides where 10 feet is required; variance for lot coverage to permit 27.1% total lot coverage where maximum permitted is 26%; Floor Area Ratio variance as 1,612 square feet is proposed where maximum permitted is 1,200 square feet and density variance to permit 4 bedrooms where only 3 bedrooms are permitted. Applicant is also requesting any other variances or waivers deemed necessary by the Board. At the August 15, 2024 Zoning Board meeting, the Board voted to carry the application to October 17, 2024 Zoning Board meeting.

**New Business:**

Craig Holcombe  
Hinckle Avenue  
Block 398, Lot 106  
R-2 Zone

Applicant is requesting variances to construct new single family home and 2 car detached garage on vacant corner lot. Minimum lot area required for corner lot is 12,100 s.f. and variance required as lot is only 9,520 s.f. . Minimum lot width required for corner lot is 110 ft. and variance required as lot width is only 80 ft. Minimum front yard setback required is 40 feet and average neighborhood front yard setback on Summit Avenue is 20 ft.; variance required as front yard setback on Summit Avenue will only be 21 ft. Applicant is also requesting any other variances or waivers deemed necessary by the Board.

Islamic Center of Ewing  
30 New Hillcrest Avenue  
Block 74, Lots 45 thru 51  
R-2 Zone

Applicant is requesting Conditional Use variance and D  
Variance to permit House of Worship in an R-2 Zone.  
Application is also requesting any other variances or  
waivers deemed necessary by the Board. **Application is  
incomplete.**

There are no resolutions anticipated to be adopted at this meeting.

All documents relating to the applications may be inspected by the public Monday through Friday during the normal office hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m. in the Code Enforcement Office located at 1666 Pennington Road, Ewing, NJ. Please use the rear entrance to the building.

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