

Ewing Township Planning Board Meeting September 6th 2018

A Ewing Township Planning Board meeting was held in the Council room of the Municipal Building.

Mr. Owen opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on January 6th 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the 6th day of January 2018

<u>Present</u>	<u>Excused</u>	<u>Absent</u>
Fredricka Billups		
Peter Boughton	Thomas Lanigan	
Anthony Apicelli	James Walker	
Dan Burke		
Bert Steinmann (Mayor)		
Shirley Thomas		
Vincent Shea		
Richard Owen		
Kathleen Wollert		

Minutes for August 2nd were approved
Motion made by Ms Billups
Seconded by Mr Burke

**Buildquick Properties LLC
12 Railroad Ave
Block 390 lot 1 thru 8 and 30
TC Zone**

Applicant is requesting preliminary and site plan approval, conditional use authorization, variances and minor subdivision approval to create two lots.

One of the resulting lots will contain the existing restaurant and the other lot will be developed with a mixed -use building containing 3,550 square feet of commercial space on the ground floor and 40 dwelling units above , including 1 studio apartment, 25 one-bedroom apartments and 14 two-bedroom apartments. Apartments are also requesting another variances or waivers deemed necessary by the board. **Applicant's Attorney has requested that board take jurisdiction of the application and that it be carried to the October 4, 2018 Planning Board Meeting**

**Motion made by Mr Shea to Take Jurisdiction
Seconded by Ms. Thomas
All in Favor**

**James Cialdella
6 Carrigg Ave.,
Block 385, Lots 1 & 2 and
Block 381, Lots 234, 235 & 236,
R-2 Zone**

Applicant is requesting Minor Subdivision and Reconfiguration of lots to create two conforming lots.

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

Exhibit A-1 Site Plan subdivision plan

Mr Cialdella stated he owns four lots, he would like to create two conforming lots to have them as buildable lots for the future, he stated he would build on one lot and has existing house on the other lot, it is five lots that he would turn into two conforming lots. Mr Latini told the board the lots are small, Agnus Ave is not an Improved Street he is trying to be conforming to be able to build on lot or build an in law suite he may need variances for front yard setback if he decides to build later.

The board had a discussion on the waiver of the Side walks and curbs, the area does not have any now, and Mr Latini stated this is an issue with waivers, but this is a dead end Street.

Mr Owen suggested the Side Walk Fund, but he cannot be forced to contribute to the Side Walk Fund stated Mr Steinmann.

Mr. Boughton had commented on Agnus Ave, he asked if that street was to be completed it would need to have Side walks? It was stated side walks would have to be put in but Mr Owen stated the applicant is only here for his property it would have to put as a condition if the lot is sold or New Home is built on it Side walks and curbs would have to be added in make it part of the deed.

The board had a discussion on it.

No Public

Mr Shea made a motion to Grant Minor Subdivision and Reconfiguration of lots to create two conforming lots with variances, and side walks and curbing to be put in the Future by new Home buyer all Letters by the Professionals to be addressed.

Seconded by Mr Boughton

Roll

Vincent Shea	YES
Peter Boughton	YES
Fredricka Billups	YES
Anthony Apicelli	YES
Dan Burke	YES
Bert Steinmann	YES
Shirley Thomas	YES
Richard Owen	YES
Kathleen Wollert	YES

Mr Steinmann did tell the board the GM Site Project will be moving along, PSE&G will be moving poles, new sewer lines will be added, Silvia Street is starting with its projects, he is working hard with NJDOT to fix parking lots, DEP has been much better with replying to him and giving more help with is a plus to him, Some road ways will be changing, River links Project is doing very well, 750 Bear Tavern doing very well and is full, the low income doing very well there also.

All the projects are doing very well, the buildings are all filling up fast, new homes filled right away, there are so many rentals in Ewing and all the buildings are filling up just as fast. The new building that was the Pet Store is full at 1510 Pennington Road.

Mr Steinmann is very happy with the progress of construction coming into Ewing and they are doing very well with the Low Income which is very important to the Town.

Submitted by Imelda