

**RIDER TO APPLICATION
OF
1694 PENNINGTON, LLC**

Applicant/Owner: 1694 Pennington, LLC
Property: 1694 Pennington Road
 Block 154, Lots 11, 12, 13, 14, 15
Zone: Neighborhood Business (B-N) Zoning District
Application: Preliminary and Final Site Plan; Bulk Variance

The applicant and owner, 1694 Pennington, LLC (the "Applicant"), is filing this application with the Ewing Township Planning Board of Adjustment (the "Board") for preliminary and final site plan approval, bulk variance relief and waiver relief, if any, in connection with a parcel having an address of 1694 Pennington Road, known and designated as Block 154, Lots 11, 12, 13, 14 & 15 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the Neighborhood Business Zoning District ("B-N").

The Property consists of approximately 0.5689 acres (24,781 s.f.) developed with a 1,312 s.f. two and a half story frame residential dwelling, a second two story block residential dwelling, and a 15-space parking lot. The Applicant proposes to remove the existing buildings and develop the property with a 5,678-s.f. 25-bedroom commercial rooming house, as well as associated improvements including parking, patio with pergola, stormwater management, trash enclosure, and associated landscaping.

The following is a list of relief required:

- No single use shall exceed 2,400 square feet in gross floor area. A variance is required.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING DATA

ZONE: BUSINESS NEIGHBORHOOD (BN) DISTRICT

<i>SINGLE FAMILY DETACHED RESIDENTIAL USES:</i>	<i>REQUIRED</i>	<i>EXISTING</i>	<i>PROPOSED</i>
MIN. LOT AREA (SF.):	5,000	24,781	24,781
MIN. LOT FRONTAGE (FT.):	50	125.09	125.09
MIN. LOT WIDTH (FT.):	50	125.09	125.09
MIN. LOT DEPTH (FT.):	100	196.25	196.25
MIN. FRONT YARD (FT.):	25	48.9 **	25.53
MIN. SIDE YARD (FT.):	5	50.6	5.27
MIN. REAR YARD (FT.):	5	14.0	30
MAX. IMPERVIOUS SURFACE RATIO:	75	38.5	71.8
MAX. SQ. FT. PER USE:	2,400	2404**	5,678*
MAX. BUILDING HEIGHT(STY/FT):	2.5/35	2.5/30	2.5/30

* VARIANCE BEING REQUESTED
 ** VARIANCE BEING REQUESTED FOR EXISTING CONDITIONS

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).