

Adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by the Annual Notice published in The Home News & Tribune on December 28, 2017, and has been posted in the Main Lobby of the Municipal Complex on January 5, 2018.

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
December 18, 2018**

**Pledge of Allegiance to the Flag
Roll Call**

1.CASE#Z58-2018, JOYCE HSU, 9 AMHERST ST, EDISON, NJ, 08820

Section 37-4.16 Bulk Variance sought to replace existing non conforming 690 SF deck, with a smaller 525 SF deck. Maximum deck coverage permitted is 3%, Proposed is 5.25%. Affected property is located in the RBB Zone, designated as Block # 490.D, Lot # 13 on the Edison Township tax map. All paperwork is in order.

2. Case#Z41-2017, JSK GROUP, 34 WARWICK RD, NJ, 08820 – VOTE ONLY*

Section 37.11-1, 37-11.4, 37-11.7. Bulk and Use Variances sought to have a Day Care center where a Day Care center is not a permitted use. The current use for this property is a Dance studio. Percent of lot coverage required is 30%, Proposed is 58.26%. Number of parking spaces required is 19, Proposed is 16. Affected property is located in the RA Zone, designated as Block # 561, Lot # 1.A on the Edison Township tax map. All paperwork is in order.

3.Case#Z56-2018, HOTEL 27, LLC, EDISON, NJ, 08817

Section 37-4.25 Bulk Variance sought to place and keep temporary storage units for storage of construction materials during a major interior renovation at the existing Crowne Plaza Hotel. Mobile temporary storage units are permitted for up to 90 Days, Proposed is 1 Year. Affected property is located in the TC Zone, designated as Block # 123, Lot # 11.F on the Edison Township tax map. All paperwork is in order.

4.Case#Z46-2017, Care One at Birchwood, LLC , 1350 Inman Rd, Edison, NJ, 08820

Section 37-11.1, 37.63-1(10)(11)(12)(13)(16) Bulk and Use/"D" Variances sought to permit an assisted living facility along with the existing skilled nursing facility, in a zone where it is not permitted. Required Use is residential, Proposed is an assisted living facility. Max building coverage required is 15%, Proposed is 16.8%. Max lot coverage required is 30%, Proposed is 41.8%. Max F.A.R. required is 0.25, Proposed is 0.28. Max building height required is 40 Ft, Proposed is 47 Ft. Max number of stories required is 2 ½, Proposed is 3. Affected property is located in the RA Zone, designated as Block # 410, Lot #'s 27,28,30,31 & 11.C on the Edison Township tax map. All paperwork is in order.

Resolutions to be Adopted:

<u>Case No.</u>	<u>Applicant</u>
Z52-2018	SANJAY KANSARA

<u>Denied/Granted/Date</u>
GRANTED