

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, 2018, and has been posted in the Main Lobby of the Municipal Complex on January 4, 2019.

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
April 23, 2019**

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

1. Case#Z10-2019, BALAJI KUMAR, 2 DALE DRIVE, EDISON, NJ, 08820

Section 37.63-1(4) Bulk Variance sought to install a 6FT vinyl fence, 5FT from his property line on a corner lot. Required front yard setback for a corner lot fence is 17.5 FT, Proposed is 5 FT. Affected property is located in the RA Zone, designated as Block # 546.S, Lot # 29 on the Edison Township tax map. All paperwork is in order.

2. CASE#Z15-2019, DAYA VERMA, 72 CALVERT AVE EAST, EDISON, NJ, 08820

Section 37.63-1(8)(9)(10) Bulk Variances to allow existing non conforming 12' x 12' shed to stay on the property. Required side yard setback for an accessory structure is 10 FT, existing and proposed is 3 FT. Required rear yard setback for an accessory structure is 10 FT, existing and proposed is also 3 FT. Maximum lot coverage by building and accessory buildings permitted is 15%, Proposed is 23.1%. Affected property is located in the RA Zone, designated as Block # 998, Lot # 7.01 on the Edison Township tax map. All paperwork is in order.

3. Case#Z53-2018, JONATHAN ROSENBERG, 49 HAMLIN RD, EDISON, NJ, 08817

Section 37.63-1(10)(13)(16) Bulk and Use/"D" Variances sought to construct an indoor pool enclosure in the rear of the existing single family dwelling. Required max lot coverage is 23%, Proposed is 29.3%. Required max lot coverage of all buildings and pavement is 40%, Proposed is 42.8%. Max F.A.R required is .44%, Proposed is .4496%. Affected property is located in the RB Zone, designated as Block # 58.C, Lot # 9.A on the Edison Township tax map. All paperwork is in order. (Mr. Shmuel is RECUSED from this case**)

4. CONTINUATION OF CASE - (2RD PART OF HEARING) – 5 professionals to testify & objector Attorney for residents and his 2 professionals to testify)**

CARE ONE, 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.

Care One has a continued date for June 18, 2019

Resolutions to be Adopted:

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
Z06-2019	Saiful Khandker	March 19, 2019
Z07-2019	James Brown	March 19, 2019
Z61-2018	Edison 8 LLC.	February 19, 2019
Acceptance of Minutes: N/A		