

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
July 30, 2019**

Pledge of Allegiance to the Flag

Roll Call

1. 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**) (Vote to be taken)

2. CARE ONE – Z 46-2017

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 expand an assisted living 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 39.9%. 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 on the Edison Township tax map. All paperwork is in order.

Continuation Date – September 17, 2019

New Business:

1. Case Z04-2019 K & K Melbloum – 2576 Woodbridge Avenue , Edison, NJ 08817

Site Plan for 40 apartments Bifurcated Use variance already approved .

Postponed until August 27, 2019 No re-notice required.

2.Case Z11-2019 Fox and Foxx -292 Central Avenue , Edison , NJ 08817

Use variances for Site Plan proposes 14 unit apartment buildings.

Postponed until October 22, 2019 No re-notice required.

3. Case Z 22-2019 Pradeep Machotra – 490 Grove Avenue, Edison, NJ ,08820

Section 37.1 (2)(12)(16) Bulk and Use variances sought to permit Laundry room, interior renovation and addition on the second floor Bulk variances for Lot Are Required 20,000 proposed 13,430sf (existing) Building Height Required 30' proposed 32' and Floor Area ration Required .25 Proposed .34 Affected property is located in the OS Zone ,designated as Block 632 Lot 15-A1 on the Edison Township Tax Map . All paperwork is in order.

Postponed Until August 27, 2019 No Re- Notice

4. Case Z30-2019 Anthony Genna – 1 Christopher Court, Edison, NJ 08820

Section 37.63-1 (4) Bulk Variance sought to permit a fence on a corner lot. Required 17.5 ft proposed on the property line. Affected property is located in the RA Zone, designated as Block 593.09 Lot 46 on the Edison Township tax map. All paperwork is in order.

5. Case Z27-2019 Ming Li Yen – 314 Poll Place, Edison, NJ, 08817

Section 37-61 (5)(4)(13) Bulk Variances sought to add second floor and expand the back of home .Side Yard Required 6'/18' proposed 20', Front Yard 25' Required 25' proposed 15'5Lot Coverage Required 23% Proposed 27.4 % Affected property is located in the RB Zone, Block 82.B Lot 13.A. All paperwork is in order.

Postponed until August 27, 2019 No- Re- Notice

6. Case Z32-2019 Dr & Mrs Merchant – 34 Aspen Circle , Edison, NJ 08820

Section 37.63.1(2)(7)(10)(16) Bulk Variances and Use Variance to Construct a new deck with a covered porch. Required Minimum Lot Size -20,000sf Proposed 15,028 sf , Rear yard setback Required 60 ft Proposed 54.5 ft Floor Area ratio Required .25 Proposed 26.2%

7. Case Z21-2019 Sachin Patel – 9 Hill Top Road – Edison, NJ, 08820

Section 37-63.1(2),(3)(5)(6)(16) Bulk Variances and Use D variance to construct a new single family home. Lot Area Requires 20,000 proposed 15,045sf (existing) Lot Width Required 100ft proposed 85ft (existing) Single side yard Required 15ft proposed 11.75ft, Combined side yard Required 30 proposed 27ft, Floor Area Ratio Required .025 Proposed 0.266. Affected property is located in the RZ Zone, Block 546.I Lot 5. All paperwork is in order.

Postponed until August 27, 2019 No- Re-Notice

Resolutions to be Adopted:

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
Z23-2019	Mohammed Khan	June 25, 2019
Z19-2019	Sacket Sharma	June 25, 2019
Z24-2019	Krishnakant Sangani	June 25, 2019

Acceptance of Minutes: N/A