

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  
August 27, 2019**

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

**New Business:**

**1. 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.

**2. 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.

**3. 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 Ration Required .025 Proposed 0.266. Affected property is located in the RZ Zone, Block 546.I Lot 5. All paperwork is in order.

**4. Case Z35-2019 - Metro Four Associates – 379 Thornall Street – Edison, NJ 08837**

Section 37-62.11 Bulk Variance for a Plyon Sign . Required 15 Proposed 10'2"  
Affected Property is in the ROL Zone Block 676 Lot 2.B3. All paperwork is in order.

**5. K&K DEVELOPERS, HORIZON DRIVE, 2576 WOODBRIDGE AVE, EDISON, NJ**

**Section 37-15.2(16) 37-15.4(3)(12)(17) Bulk and Use/"D" Variances** sought to construct 40 Apartments where there are currently 3 existing single family homes. The apartments will be made up of (12) one bedroom units and (28) two bedroom units. The USE of these apartments was previously approved by the ZBA under Case# Z24-2012. Max F.A.R permitted is 0.4, Proposed is 0.42. Lot width required is 200 FT, Proposed is 188.5 FT. Lot depth required is 450 FT, Proposed is 208.4 FT. Building height required is 35 FT, Proposed is 38 FT. Affected property is located in the LR Zone, designated as Block # 375.FF, Lot #'s 13.T, 13.S1 & 13.W on the Edison Township tax map. All paperwork is in order.

**6. Case Z42-2019 KD Singh Enterprises – 3775 Park Avenue – Unit 5B, 7,8.C**

**Section 37-31.1** Proposal for three new loading docks in the rear of unit 7. Use Variance Required 37-31.1 Proposed Food Warehousing /Storage and Distribution. Affected property is in the R-I Zone Block 556.10 Lot 13.01/C0083. All Paperwork is in order.

**Resolutions to be Adopted:**

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
<u>Z19-2019</u>	<u>New Jersey Conference of Seventh Day Adventist</u>	<u>Granted May 28,2019</u>
<u>Z32-2019</u>	<u>Dr . and Mrs. Merchant</u>	<u>Granted July 30,2019</u>
<u>Z30-2019</u>	<u>Anthony Genna</u>	<u>Granted July 30,2019</u>

**Acceptance of Minutes: N/A**