

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, 2019, and has been posted in the Main Lobby of the Municipal Complex on January 5, 2020.

**Township of Edison
Zoning Board of Adjustment
Special Meeting Agenda
February 25, 2020**

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

1. Case#Z29-2019, ASHESH PATEL, 250 MCKINLEY STREET, EDISON, NJ, 08820

Section 37.63-1(2)(3)(6) Bulk Variances being sought to construct a new 2 story single family dwelling on a vacant undersized lot. Applicant is also seeking preliminary and final plot plan approval. Minimum lot area required is 10,000 SF, Existing is 6,250 SF. Minimum lot width required is 85 FT, Existing is 50 FT. Minimum combined side yard setback required is 25 FT, Proposed is 20 FT. Affected property is located in the RBB Zone, designated as Block # 922, Lot # 1.B on the Edison Township tax map. All paperwork is in order.

2. Case#Z33-2019, JCC Of Middlesex County , 1775 OAK TREE RD, EDISON, NJ, 08820

Section 37.63-1(13) 37-11.1 USE and Bulk Variances sought to construct a 2 story addition to expand the existing (19,442 SF) Jewish Community center. The proposed 2 story addition will be made up of a conference center on the (6,413 SF) 1st floor and a preschool on the (4,500 sf) 2nd floor. This addition to the site will be an expansion of a use not permitted in this residential zone. Maximum lot coverage permitted is 30%, Proposed is 31.9%. Affected property is located in the RA Zone, designated as Block # 643.Z, Lot # 15 on the Edison Township tax map. All paperwork is in order

3. Case#Z46-2019, MAIN STREET LLC, 2077 OAKTREE RD, EDISON, NJ, 08820

Section 37-30.2, 37.63-1(4) Use and Bulk Variances sought to demolish existing building on this lot and construct a single story building with two individual units. Unit A to be a quick service restaurant use with a drive thru window. Unit B to be a general retail/commercial use. Food services and a drive thru are not a permitted use in this zone. Required front yard setback is 35 FT, Proposed on Oak Tree Rd frontage is 27.49 FT and proposed on Plainfield Ave frontage is 27.74 FT. Affected property is located in the OS Zone, designated as Block # 545.Z, Lot # 18 on the Edison Township tax map. All paperwork is in order.

Resolutions to be Adopted:

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
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