

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  
VIRUTAL Meeting Agenda  
September 22, 2020**

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

**New Business:**

**1. \*\*POSTPONED UNTIL OCTOBER 27, 2020 – NEW NOTICE IS REQUIRED\*\***

**Case#Z55-2019, New Singular Wireless (AT&T), 383 Old Post Rd, Edison, NJ, 08817**

**Section 37-11.1 & 11.3, 37-33.3(F)**

Applicant is seeking Use and Bulk Variances, along with Preliminary and Final Site Plan approval. The use of wireless attachments on public utility structures are not permitted in this zone. In accordance to the Wireless Ordinance, Residential tower setback is 1,000 FT, Proposed is 200FT. Tower visibility is being proposed where is also not permitted. Landscaping is also required, where there is none proposed for this site. The affected property is located in the RB Zone, designated as Block # 265.AA, Lot #44 .B on the Edison Township tax map. All paperwork is in order.

**2. CASE#Z07-2020, GREGORY JAFFE, 16 PRICE DRIVE, EDISON, NJ, 08817**

Section 37.63-1(10)(16) Bulk and Use/"D" Variances sought to construct an addition and an add a level on the existing single family home. 2 story addition to consist of three bedrooms and a bathroom. Max building coverage permitted is 23%, Proposed is 31.84%. Max F.A.R permitted is 44%, Proposed is 54.34%. Affected property is located in the RB Zone, designated as Block # 82.M, Lot #16 on the Edison Township tax map. All paperwork is in order. **\*\* Attorney- Steve Smith\*\* -- Coming back with Planner testimony– Angelo Valetudo.. Give Angelo Zoom ID!!!**

**3. Case#Z13-2020, JFK, James Street & Turner Ave, Edison, NJ, 08820**

Preliminary & Final Site Plan approval is being sought along with a Use Variance sought to pave an existing temporary gravel lot with related site improvements. Parking lots as a principal use are not permitted. All other standards proposed meet the standards. Affected property is located in the E-I Zone, designated as Block # 967, Lot# 1.02 and Block # 643.32, Lot # 20.02 on the Edison Township tax map. All paperwork is in order.

**4. Case#Z12-2020, OLD POST REALTY/ RAY CATENA, 604 Old Post Rd, Edison, 08817**  
**Minor subdivision along with associated Bulk and Use “D” Variances for existing structure.**  
Maximum F.A.R permitted is 0.4, Proposed is 0.46. Max density for residential senior housing is 23 units/acre, Proposed is 25 units/acre. Max impervious coverage is 50%, Proposed is 53.3%. Minimum lot depth required is 450 FT, Proposed is 360 FT. Minimum lot area is 5 Acres, Proposed is 4 acres. Affected property is located in the LR & RB Zone, designated as Block # 266, Lot # 48 on the Edison Township tax map. All paperwork is in order.

**5. CLOSED SESSION (BOARD MEMBERS ONLY\*):**

**Discussion on *Care One Appeal* for (Case#Z46-2017) and *Fox and Foxx Appeal* (Case#Z11-2019)**

**Resolutions to be Adopted:**

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
<b>Z04-2020</b>	<b>PRASHANT PATEL</b>	<b>GRANTED</b>
<b>Z46-2015</b>	<b>TMOBILE- (AMMENDMENT)</b>	<b>GRANTED</b>

"Agenda that are posted are subject to updates and changes as may be necessary in the normal course of business. Postings for public participation at any Board hearings are available on the official Township Website. Only those posting on the Township of Edison's official website <https://edisonnj.org> are considered valid. Our Board nor the Township can be held accountable nor can the Board or the Township verify for accuracy any other postings regarding public access to Board meetings. If you wish to participate at any Board hearings, please access such hearing directly through the official Township Website or via links and telephone details contained on only the Township's Official Website. Thank you and we look forward to your participation."