

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
November 21, 2023**

Pledge of Allegiance to the Flag

Roll Call

Minutes: October 24, 2023

1.CASE#Z21-2023, JHATTA HOUSE, LLC, 91 LIVINGSTON AVE

(Testimony began on 10/17- carried to this meeting*)

Use Variance sought to construct a new single family home. **The following standards have not been met:** F.A.R required is 0.25, proposed is .306. Affected property is located in the **RA Zone**, designated as Block # 546.22, Lot # 5 on the Edison Township Tax map. All noticing paperwork is in order.

2.IMPROPER NOTICING –CARRIED TO A FUTURE DATE* NEW NOTICE IS REQUIRED TO ALL.

CASE# Z29-2023, TUAN NGYUEN, 23 SCHUYLER DR *

Bulk Variances sought to construct a 1 car garage and bedroom addition above garage. **The following standards have not been met:** Max percent lot coverage required is .44%, proposed is 48.4%. Max F.A.R permitted is 37%, proposed is 38.16%. Affected property is located in the **RB Zone**, designated as Block # 160.05, Lot #21 on the Edison Township tax map. All noticing paperwork is in order.

4. CASE# Z36-2022, TIVED LANE LLC, 114-132 TIVED LANE EAST *Applicant Adjourning Matter to Dec 19th 2023

(Testimony began on 08/29)

Applicant is proposing Preliminary and Final Site Plan approval along with Use/"D" and Bulk Variances. Applicant proposes to expand the existing warehouse which is not a permitted use in this zone. **Standards have not been met in accordance with the Master Plan.** Max building coverage required is 0.23, proposed is 0.50 (349,733 SF) whereas 0.36 (256,100 SF) is existing. Max lot coverage required is 0.4, proposed is 0.71 (504,143 SF) whereas 0.56 (393,947 SF) is existing. Max F.A.R permitted is 0.44, Proposed is 0.50. Affected property is located in the **RB Zone**, designated as Block # 795.03 / Lot # 9 on the Edison Township tax map. All noticing paperwork is in order.

5. CASE# Z35-2023, PHOENIX REALTY & MANAGEMENT, LLC 651 KING GEORGE POST RD

Preliminary and Final Site Plan approval is being sought along with Use and Bulk Variances permit school bus depot on existing property, existing commercial building to remain. **Standards have not been met in accordance with the Master Plan.** Maximum lot area required is 80,000 sf, proposed is 60,199.92 sf. Side yard setbacks (one/both) required is 40 ft. / 80 ft. proposed is 11.3 ft. / 33.1 ft. Affected property is located in the **LI Zone**, designated as Block # 752 / Lot # 24.01 on the Edison Township tax map. All noticing paperwork is in order.

Resolutions to be adopted:

Z23-2023

VIRAN SHAH

GRANTED

Z25-2023

JONATHAN AND JOANNE SUYDAM

GRANTED

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.gov> 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. The public portion of any given case may be heard on a separate date to be announced at the conclusion of the applicant's matter. Thank you and we look forward to your participation.

*Pursuant to the MLUL and existing law, all Applicants, the Public, Interested Persons and/or Objectors must not contact in any way or manner any of the Board Members directly or indirectly as Board Members are not permitted to engage in *ex-parte* communications, pre-judge any matter, or engage in discussions that are not a matter of public record. If you should have any questions concerning an application, all communications must be directed to the Zoning Board Secretary so long as they are administrative in nature. No one at the Zoning Board Office may provide legal advice at any time. All legal advice must be sought through an Attorney of your choice. The Board thanks all those concerned in advance for their cooperation in adhering to this requirement and helping the Zoning Board continue to maintain its impartiality as is required by laws of the State of New Jersey.*