

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  
May 21, 2019**

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

**Old Business:**

**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 )**

**New Business:**

**1.CASE#Z14-2019, FRANK DISERIO, 42 MORGAN DR, EDISON, NJ, 08817**  
**Section 37.63-1(6)** Bulk Variance sought to remove existing carport and construct an attached garage. Also proposed is a second story add a level to the existing single family dwelling. Required combined side yard setback is 18 FT, Proposed is 10.2 FT. Affected property is located in the RB Zone, designated as Block # 160.W, Lot # 14.A on the Edison Township tax map. All paperwork is in order.

**1.CASE#Z18-2019, MOISES PINHO, 67 PRESTON, EDISON, NJ, 08817**  
**Section 37.63-1 (2)(3)(4)(13),10(5)** Bulk Variances sought to construct a 2<sup>nd</sup> floor addition over existing dwelling on a non-conforming lot. Addition consists of 4bedrooms, 2bathroomsand a laundry room. Non-conforming garage to remain and shed to be removed. Affected property is located in the RB zone, designated as Block 161.U Lot 12.G on the Edison Township Tax Map. All paperwork is in order.

**2.CASE#Z12-2019, JOSE PEREZ, 34 PHOENIX AVE, EDISON, NJ, 08837**

**Section 37.33.1, 37.63-1(2)(3)(4)(5)(6)(7)(17)** Bulk and Use Variances sought to construct a second floor add a level to existing non conforming single family dwelling. Add a level to consist of 3 new bedrooms and 1 new bathroom. A single family dwelling is not a permitted use in this zone. Lot area required is 80,000 SF, proposed is 6,000 SF which is existing. Lot width required is 150 FT, Proposed is 75 Ft which is existing. Lot Depth required is 275 FT, Proposed is 80 FT which is also existing. Front yard setback required is 50 FT, Proposed is 25 Ft while 11.3 is existing. One side yard required is 40 FT, Proposed is 34 FT while 35 Ft is existing. Both side yards required is 80 FT, Proposed is 48 FT, while 50 FT is existing. Rear yard required is 40 FT, Proposed is 31.5 FT while 32 FT is existing. Affected property is located in the LI Zone, designated as Block # 757, Lot #'s 11-13 on the Edison Township tax map. All paperwork is in order.

**3. 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.

**Postponed until July 30, 2019 no -renotice**

**\*\*\*\*\*Raceway from April but will not be heard until July 30, 2019 no -re notice**

**Resolutions to be Adopted:**

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
<u>Z10-2019</u>	<u>Balaji Kumar</u>	<u>April 23, 2019</u>
<u>Z 09-2019</u>	<u>Sal Datta Mandir</u>	<u>April 30,2019</u>
<u>Z 48-2019</u>	<u>Edison PPI Distribution</u>	<u>March 19,2019</u>

Acceptance of Minutes: N/A