

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
September 28, 2021**

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

Old Business:

1.AL-WALI Board Discussion. (Case#Z37-2017)

New Business:

**1.CASE#Z28-2021, KANNAI PAULOSE, 739 GROVE AVE, EDISON, NJ, 08820
Section 37.63-1(10)(4) Bulk Variances sought for a first floor addition to the rear of the existing two story dwelling. Addition consists of an additional bedroom, a laundry room and an update to the existing sun room. Applicant is also proposing a new overhang in the front of the house. Max building coverage permitted is 20%, Proposed is 21.77%. Front yard setback required is 25 FT, Proposed is 24 FT. Affected property is located in the RBB Zone, designated as Block # 546. HH, Lot # 3 on the Edison Township tax map. All paperwork is in order.**

**2.CASE#Z51-2019, JAMES MASTERS, 184-186 MYRA PL,EDISON,08817
Minor Subdivision approval is being sought along with Use and Bulk Variances in order to build a new SFD on the new lot and maintain the existing two family home on the other lot. The new SFD on proposed lot# 33.A, will comply with all bulk standards required for this structure but be on an undersized lot. Required lot area is 7,500 SF, Proposed is 3,750 SF. Required lot width is 75 FT, Proposed is 37.50 FT. The existing two family home which is not a permitted use is to be on proposed lot# 33.B. Required lot area is 7,500 SF, Proposed is 3,750 SF. Required lot width is 75 FT, Proposed is 37.50 FT. Front yard setback required is 25 FT, Existing and proposed is 14.84 FT. Required side yard setback is 6 FT, Existing and proposed is 2.06 FT. Combined side yard setback required is 18 FT, Proposed is 16.03 FT. Max lot coverage permitted is 23%, Proposed is 24.67%. Max impervious coverage is 40%, Proposed is 69.80%. There are no structural changes proposed to this existing two family home. Affected property is located in the RB Zone, designated as Block #149, Lot #'s 33-35 on the Edison Township tax map. All paperwork is in order.**

3. **IMPROPER NOTICE – CASE BEING CARRIED TO A NEW DATE – NEW NOTICE TO PUBLIC IS REQUIRED**

CASE#Z26-2021, BATSU PROPERTIES LLC, 2143 OAK TREE RD, EDISON, 08820

Section 37.63-1(2)(3)(4)(5)(7)(10)(17) Bulk Variances sought to demolish the existing non-conforming structure with existing violations and construct a new two-story single family house on an undersized corner lot. Minimum lot area required is 20,000 SF, Proposed is 2,792 SF. Minimum lot width required is 100 FT, Proposed is 38 FT. Minimum front yard setback required is 35 FT, Proposed is 5 FT. Minimum side yard setback is 15FT, Proposed is 7.6 FT and 10 FT. Combined side yard setback required is 30 FT, Proposed is 17.6 FT. Maximum building coverage permitted is 25%, Proposed is 34.6%. Minimum lot depth required is 125 FT, Proposed is 73 FT. Affected property is located in the OS Zone, designated as Block number 556.A, Lot #1.E on the Edison Township tax map. All paperwork is in order.

Resolutions to be adopted:

Z15-2021	SYED,ALI	GRANTED
Z17-2021	CHALAMASETTY	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.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. 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."