

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
November 23, 2021**

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

1. *NOT BEING HEARD TONIGHT - NEW DATE TBD AND NOTICE WILL BE SENT FOR SUCH DATE ONCE ASSIGNED.* CASE#Z27-2021, MARK LEE, 12 & 18 MANNING ST, EDISON, NJ, 08817 Section 37.63-1(10)(13) 37-4.5 Bulk Variances sought to construct a 50' X 51' detached garage on the existing property. The 2,550 SF accessory building is proposed on lots 35- 37 which is currently vacant land. Affected property is located in the RB Zone, designated as Block # 280.B, Lot #'s 35-37 and 55 on the Edison Township tax map. All paperwork is in order. *APPLICANT IS REDUCING THE STRUCTURE AND SUBMITTING NEW PLANS PRIOR TO A NEW DATE AND SENDING NOTICING. ALSO TAKING CARE OF DEED ISSUE.*

2. CASE#Z22-2021, OAK GROVE ASSOCIATES,1065-1133 INMAN AVE,EDISON,08820 Preliminary & Final Site plan approval is being sought along with USE and Bulk Variances to Construct a Dunkin Donuts with a drive thru window. A restaurant with a drive thru window is not a permitted use. Front yard setback required is 100 FT, Proposed is 65.6 FT. Affected property is located in the UR Zone, designated as Block # 433.A, Lot # 58& 60.01 on the Edison tax map. All paperwork is in order.

3. CASE#Z09-2020, LAMAR ADVERTISING OF PENN, 760 RT.1, EDISON, 08817 Section 37-62.3, 37-62.10b(2)(4) USE and Bulk Variance sought to construct a single pole double faced billboard on the northern portion of the property. Billboards are not a permitted use in this zone. Front yard setback required is 50 FT, Proposed is 20.75 FT. Number of sign faces permitted is 1, Proposed is 2. Sign width permitted is 15 FT, Proposed is 48 FT. Sign height permitted is 20 FT, Proposed is 50 FT. Sign area permitted is 32 SF, Proposed is 1,344 S.F. Affected property is located in the GBH Zone, designated as Block # 265.BB, Lot # 43.Q1 on the Edison Township tax map. All paperwork is in order.

**Resolutions:
Z51-2019**

JAMES MASTERS

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."