

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 VIRTUAL Meeting Agenda
September 29, 2020**

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

New Business:

1.APPLICATION AS BEEN RESCINDED****

Case#Z14-2020, SHAIL PATEL, 91 Idlewild Rd, Edison, NJ, 08817

Section 37.63-1(1)(5)(6) Bulk Variances sought to construct an attached garage, renovate the first floor, and add a second floor to the existing SFD. Add a level will consist of 3 bedrooms and 2 bathrooms. The proposed alterations will be decreasing the number of existing bedrooms in the home. Minimum lot requirement is 7,500 SF, and proposed is 6,600 SF which is existing. Required combined side yard setback combined is 18 FT, Proposed is 13 FT. Affected property is located in the RB Zone, designated as Block # 1116, Lot #23 on the Edison Township tax map. All paperwork is in order.

2.Case#Z46-2019, MAIN STREET LLC, 2077 OAKTREE RD, EDISON, NJ, 08820

****PUBLIC PORTION ONLY****

Section 37-30.2, 37.63-1(4) Use and Bulk Variances sought to demolish existing building on this lot and construct a single story building with two individual units. Unit A to be a quick service restaurant use with a drive thru window. Unit B to be a general retail/commercial use. Food services and a drive thru are not a permitted use in this zone. Required front yard setback is 35 FT, Proposed on Oak Tree Rd frontage is 27.49 FT and proposed on Plainfield Ave frontage is 27.74 FT. Affected property is located in the OS Zone, designated as Block # 545.Z, Lot # 18 on the Edison Township tax map. All paperwork is in order

3.CARRIED TO NOVEMBER 17, 2020 – RENOTICE IS REQUIRED****

Case#Z43-2019, FOX & FOXX, 463&465 OLD POST RD, EDISON, NJ, 08817

Section 37.63-1(13) Bulk and Use Variances sought to construct a 2 story building that will contain 12 one-bedroom apartments and a parking lot. This is not a permitted use in this zone. Max impervious coverage permitted is 40%, Proposed is 46.5% on lot 44.06 and Proposed is 44.1% on lot 117.01. Permitted density is 5.81/ per acre, Proposed is 11.21/ per acre. Side yard for parking lot required is 12 FT, Proposed is 9.54 FT. Affected property is located in the RB Zone, designated

as Block # 264.AA, Lot #'s 44.06 & 117.01 on the Edison Township tax map. All paperwork is in order.

4. CLOSED SESSION (BOARD MEMBERS ONLY*):
Discussion on *Fox and Foxx Appeal (Case#Z11-2019)*

Resolutions to be Adopted:

<u>Case No.</u>	<u>Applicant</u>	<u>Denied/Granted/Date</u>
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"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."