

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
Regular Meeting Agenda
March 16, 2021**

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

1. **POSTPONED UNTILL MAY 11, 2021 – NO RENOTICE IS REQUIRED IF ONLY THE F.A.R. IS BEING REDUCED. If any other changes are made to this application, the applicant must re notice prior to the May 11th meeting.

CASE#Z01-2021, PRAGNESH JHAVERI, 86 UNION AVE, EDISON, NJ, 08820

Section 37.63-1(16) Use/"D" Variance sought to construct an addition to the existing second floor of his single family dwelling. This addition is to consist of 2 additional bedrooms, a balcony and 2 additional bathrooms. Max F.A.R permitted is 44%, Proposed is 49.9%. Affected property is located in the RB Zone, designated as Block # 658, Lot #8 on the Edison Township tax map. All paperwork is in order.

2.CASE#Z32-2020, LAKE HOME RENOVATIONS, 30 NELSON AVE, EDISON, 08817
Section 37.63-1(2)(3)(5)(6)(10)(14)(16) Bulk and Use Variances seeking Minor subdivision approval to subdivide the existing parcel into two lots. The existing SFD will remain on one lot and a new SFD is proposed on the other. Minimum lot area required is 7,500 SF, Proposed for both Lot's A and B is 5,000 SF each. Minimum lot width required is 75 FT, Proposed for both Lot's A and B is 50 FT each. Minimum Front yard setback permitted is 25 FT, Proposed for Lot A is 14.8 FT, Proposed for Lot B is 15 FT. Minimum one side yard setback required is 6 FT, Proposed for Lot A is 4.8 FT, Proposed for Lot B is 6 FT. Maximum lot coverage inclusive of all buildings required is 23%, Proposed for Lot A is 17.3%, Proposed for Lot B is 30%.

Minimum gross floor area(1 story)permitted is 960 SF, for Lot A is 867 SF, Proposed for Lot B is 2,546 SF. Maximum F.A.R permitted is 44%, Proposed for Lot A is 17%, Proposed for Lot B is 51%. Affected property is located in the RB Zone, designated as Block # 88, Lot #'s 8-11 on the Edison Township tax map. All paperwork is in order.

3. CASE#Z53-2019, AMERICAN OUTDOOR,737 NEW DURHAM RD, EDISON, 08817
-ADDITIONAL TESTIMONY AND PUBLIC PORTION**

Section 37-62.11(a)(b) Bulk and USE Variances sought to construct a new outdoor digital advertising sign with two faces. Number of sign faces permitted is 1, Proposed is 2. Max sign area permitted is 250 SF, Proposed is 672 SF. Max sign height permitted is 15 FT, Proposed is 110 FT. Front yard setback required is 15 FT, Proposed is 5 FT. Affected property is located in the LI Zone, designated as Block # 49, Lot # 7 on the Edison Township tax map. All paperwork is in order.

Resolutions to be Adopted:

1.Z24-2020

PAREKH

GRANTED

2.Z02-2021

PENTYALA

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."