

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
June 22, 2021**

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

1.CASE#Z47-2019, FEDERAL BUSINESS CENTERS, 255 CLOVER PL, EDISON,08817
Applicant is here to seek reaffirmation of the prior subdivision approval. This Subdivision was approved on January 28, 2020 but the deed was not perfected within the time restraints in the MLUL. There are no changes to be made, this vote will only reaffirm exactly what was previously approved.

2.CASE#Z 37-2017, MASJID AL -WALI , 9 & 10 OLSEN AVE ATTORNEY WRAP UP AND VOTE ONLY* Section 37-32.2 USE and Bulk Variances seeking to use the existing facility as a place of Islamic Worship and hold services as such. Religious services are not permitted in this zone. Minimum front yard setback required (for lot 13) is 75FT, Proposed is 71.34 FT – which is existing. Minimum lot depth required is 275 FT, Proposed is 267.51 FT – which is also existing. Parking spaces required is 148, Proposed is 103. Parking in the front yard is prohibited, where it is being proposed for the application. Also being proposed is 2 driveways with no curb separation, this is also not permitted. Affected property is located in the RI-1 Zone, designated as Block # 590, Lot #'s 13 &16 on the Edison Township tax map. All paperwork is in order.

3. CARRIED FROM APRIL 20, 2021 – NO NEW NOTICE REQUIRED**
CASE#Z06-2021, PARIMAL GANDHI, 959 GROVE AVE, EDISON, NJ, 08820
SECTION 37-14.4(C), 37-4.16 Bulk variances are being sought for a deck constructed without prior approval/permits. The applicant has slightly reduced the overall size of the deck and variances they are seeking for the nonconforming structure. Elevated deck size proposed is 40.6 FT X 43.8 FT. Pergola on top of a portion of the deck to be 11 FT- 10IN high from grade, where 15 FT high from grade is existing. Side yard setback required is 35 FT, Proposed is 22 FT – 10 IN, which is not changing from what exists. Deck Coverage permitted is 3% (662 SF), Proposed is 6.74% (1,487 SF), where 7.69% (1,676 SF) is the existing nonconforming size. Affected property is located in the RBB-TH Zone, designated as Block # 427, Lot # 7.A on the Edison Township tax map. All paperwork is in order.

4.CASE#Z05-2021, GOLDEN ERA ADULT DAYCARE, 23 NEVSKY ST, EDISON, 08820
Section 37-32 Preliminary and final site plan approval being sought along with Use Variance approval seeking to operate an adult day care center within a portion of the

existing building. The existing building is utilized as a child care center and office space. Affected property is located in the RI-1 Zone, designated as Block # 59, Lot # 14 on the Edison Township tax map. All paperwork is in order.

5.*CASE ADJOURNED UNTIL JULY 27, 2021 – APPLICANT DID NOT NOTICE IN TIME – NOTICING IS REQUIRED FOR ALL WITHIN 200FT AND NEWSPAPER FOR THIS JULY HEARING*

Z24-2020, PROGRESS STREET HOLDINGS, 8 PROGRESS ST, EDISON, 08820
Bulk and Use/ “D” Variances sought to expand the existing 92,165 SF warehouse/office facility by an additional 29,661 SF. Applicant also is seeking approval to consolidate 4 lots into 1 lot. Minimum side yard setback required is 50 FT, Proposed is 49.91 FT which is existing. Max building coverage permitted is 30 %, Proposed is 51.9% - where 35% is existing. Max building height permitted is 30 FT, Proposed is 31.67 FT which is existing. Max F.A.R permitted is 40%, Proposed is 52%. Size of loading berth required is 12 FT x 48 FT, Proposed is 11 FT x 53 FT. Interior drive width for 60 degree parking required is 20 FT, Proposed is 15 FT. Affected property is located in the RI Zone, designated as Block # 412.B, Lot #'s 3,4,12 & 13 on the Edison Township tax map. All paperwork is in order.

Resolutions

Z10-2021	SURAJITH KIZHAKKAYIL	GRANTED
Z17-2021	SEETA CHALAMASETTY	GRANTED
Z08-2020	NICHOLAS D’AGOSTINO	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."