

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 June 29, 2021**

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

#### **1. CASE#Z20-2021, DANA DETIBERIIS, 17 HOLLY PL, EDISON, NJ, 08817**

**Section 37-4.16 Bulk Variance sought to refinish and expand the existing nonconforming deck.** Existing deck is 522 SF. The applicant proposes to remove 80 SF from the front of the existing deck along the side of the house, and then add an additional 240 SF to the rear of the existing deck. Max deck coverage permitted is 446 SF, Proposed is 714 SF. Affected property is located in the RB Zone, designated as Block # 164, Lot # 21 on the Edison Township tax map. All paperwork is in order.

#### **2. CASE#Z43-2018, ISLEN CHRISTIAN ASSEMBLY, 2803 WOODBRIDGE AVE, 08817**

**Use (D3) Variance sought for a deviation from a Conditional Use. Applicant is proposing an expansion of the existing Church.** Required land for this Conditional Use is 3 acres, Proposed is 2.95 acres. Affected property is located in the RB Zone, designated as Block # 281, Lot #'s 21 & 22 on the Edison Township tax map. All paperwork is in order.

#### **3. CASE#Z19-2020, EDISON CHICKEN & BURGERS, 470 RT.1, EDISON, NJ, 08817**

**Section 37.63 Preliminary & final site plan approval along with bulk variances is being sought. Applicant proposes to demolish the existing gas station with a convenience store and construct a restaurant with a drive thru. Required front yard setback facing Route 1 is 50 FT, Proposed is 36.9 FT. Required front yard setback facing Craig Street is 50 FT, Proposed is 41.5 FT. Maximum lot coverage permitted is 80%, Proposed is 82.7%.** Affected property is located in the GBH Zone, designated as Block # 253, Lot # 11.A & 12.A - 39 on the Edison Township tax map. All paperwork is in order.

#### **4. CASE#Z13-2021, MARKIM DEVELOPERS, 222 PLAINFIELD RD, EDISON, NJ, 08837**

**Section 37-46.2, 37-46.5 Preliminary and Final Site plan approval is being sought along with Use and bulk variances to replace the existing restaurant with 23 townhomes. (4 buildings)** This is not a permitted use in the Golf Course Zone. Lot area required is 100 Acres, proposed and existing is 2.016 Acres. Lot depth required is 500 FT, Proposed and existing is 266.08 FT. Rear setback required is 60 FT, Proposed is 27 FT. Max lot coverage permitted is 5%, Proposed is 22%. F.A.R permitted is .05, Proposed is 0.66. Maximum number of stories permitted is 2 ½ and proposed is 3. Affected property is located in the GC Zone, designated as Block # 557, Lot # 16.B2 on the Edison Township tax map, all paperwork is in order.

"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.