

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
July 27, 2021**

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

1. **THIS MATTER HAS BEEN ADJOURNED TO A NEW DATE AT THE APPLICANTS REQUEST. NEW DATE (TO BE DETERMINED) AND NOTICE WILL BE PROVIDED. NEW NOTICE TO THE PUBLIC IS REQUIRED.**

**CASE#Z13-2021, MARKIM DEVELOPERS, 222 PLAINFIELD RD, EDISON, NJ, 08837 –
SUMMATION AND VOTE ONLY**

**2. CASE#Z25-2021, SUJATA MALLICK, 133 ROLLING BROOK DR, EDISON, NJ, 08820
Section 37.63-1(10)(13) Bulk Variances seeking to construct a 121 SF sunroom on the rear of the existing single family dwelling.** Max impervious coverage permitted is 40%, Proposed is 47.1%. Max building coverage permitted is 23%, Proposed is 26%. Affected property is located in the RB Zone designated as Block 427, Lot # 67 on the Edison Township tax map. All paperwork is in order.

**3. CASE#Z15-2021, SYED ALI, 5 HOLLYWOOD ST, EDISON, NJ, 08820
Section 37.63-1 (2-6)(10)(13)(16)(17) Bulk and Use Variances sought to construct an addition to the first floor of the existing 2 story single family dwelling. This property is located on a corner lot.** Addition to consist of a 102 SF expansion to the existing kitchen, 104 SF addition to the dining room and an 83 SF addition to the foyer. Minimum lot area required is 20,000 SF, where 8,000 SF is existing/proposed. Minimum lot width required is 100 FT, existing/proposed is 80 FT. Minimum front yard setback on Hollywood St - required is 35 FT, Proposed is 29 FT. Minimum front yard setback on Floyd St - required is 35 FT, Proposed is 26.93 FT. Minimum side yard setback required is 15 FT, Proposed is 12.39 FT. Maximum building coverage permitted is 15%, Proposed is 20.01%. Maximum impervious coverage permitted is 30%, Proposed is 37.8%. Maximum F.A.R permitted is 25%, Proposed is 35% - where 31% is existing. Minimum lot depth required is 150 FT, existing/proposed is 100 FT. Affected property is located in the RA Zone, designated as Block # 957, Lot # 24 on the Edison Township tax map. All paperwork is in order.

4. CARRIED TO OCTOBER 19, 2021 – NO NEW NOTICE REQUIRED**

**CASE#Z16-2021, JESSICA CHAN, 286 CENTRAL AVE, EDISON, NJ, 08817
Section 37.13-1 Use variance being sought to demolish the existing single family home and construct a two story – four unit townhouse with an accompanying parking lot. Multifamily is not a permitted use in this zone. This is a bifurcated application, the applicant is only here to seek the use portion.** Affected property is located in the RB Zone designated as Block #101, lot # 11.A on the Edison Township tax map. All paperwork is in order.

**5. CASE#Z07-2021, NEW CINGULAR WIRELESS (AT&T), 1750 OAK TREE RD, 08820
Section 37-11.1 Preliminary and Final Site plan approval being sought along with Use and Bulk Variances. Applicant is proposing wireless attachments on public utility structures that not permitted in this zone. These (PSE&G) structures are existing. Tower residential setback required is 1,000 FT, Proposed is 140 FT. Tower visibility is not permitted where it is proposed in this application. Landscaping is required, where none is**

proposed. Maximum tower height permitted is 150 FT, Proposed is 154.3 FT. Affected property is located in the RA Zone, designated as Block # 546, Lot # 9.A on the Edison Township tax map. All paperwork is in order.

6. 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

Z20-2021

DANA DETIBERIIS

GRANTED

Z47-2019

FEDERAL BUSINESS CENTER (REAFFIRMATION)

GRANTED

Minutes to be adopted:

May 11, 2021

May 25, 2021

CLOSED SESSION:

Discussion on American Outdoor vs. Zoning Board lawsuit (Z53-2019)

Discussion on pending Al -Wali resolution and reconsideration letter with potential of litigation. (Z37-2017)

"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."