

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
August 31, 2021**

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

Old Business –

1. CASE#Z23-2020, TECHNICAL PRO HOLDINGS, LLC, 9 Kilmer Ct. *CLARIFICATION ONLY* Applicant was granted site plan approval along with bulk and use Variances to construct an addition to the existing distribution warehouse building on March 23, 2021. There was inconsistencies on documentation submitted to the board for the F.A.R. **They are here just to clarify for the record and resolution what the F.A.R variance is. Permitted F.A.R is 50%, and F.A.R sought is 64.61%. **Attorney Morse – MUST NOTICE****

2.CASE#Z43-2019, FOX & FOXX, 463 & 465 OLD POST RD, EDISON, NJ, 08817 Applicant is here to seek reaffirmation of the prior subdivision approval. This Subdivision resolution was approved on January 19, 2021 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.

3. CASE#Z17-2021, SEETA CHALAMASETTY, 47 WALKER AVE, EDISON,08820 *CLARIFICATION ONLY* Applicant was granted approval to construct a new SFD with one variance for lot coverage on May 25, 2021. There were inconsistencies on the application and plans that were submitted to the board in regards to the number of bedrooms and bathrooms being sought for. **They are here just to clarify for the record and resolution what the number of each is.** There are no changes to be made to the variance that was sought and approved.

New Business:

1. 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 reduced the overall size of the deck and variances they are seeking for the nonconforming structure. Pergola on top of the deck has been removed. 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 5.02% (1,109 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.

2. CASE#Z23-2021, PARESH PATEL, 7 LAURIE LN, EDISON, NJ, 08817 Section 37.63-1(3)(4)(5)(17) Bulk Variances sought to construct an addition to the existing second floor of the SFD and convert existing 1 car attached garage to a 2 car attached garage. Addition to include, extension of 2 existing bedrooms, extension of existing kitchen and dining room as well as adding 2 additional bedrooms and 2 additional bathrooms. Min. lot width required is 75 FT, Proposed is 72.44 FT – which is existing. Min. lot depth required is 100 FT, Proposed is 81.72 FT – which is also existing. Front yard setback required is 25 FT, Proposed and existing is 23.81 FT. Rear yard setback required is 30 FT, Proposed is 21.20 FT. Affected property is located in the RB Zone, designated as Block # 272, Lot # 30 on the Edison Township tax map. All paperwork is in order.

3. CASE#Z24-2021, NOUHA ELWARRAKI, 5 DAFFODIL DR, EDISON,NJ, 08837

Section 37.63-1(7) Bulk Variance sought to construct an 18’ X 22’ covered porch in the rear yard. Rear yard setback required is 30 FT, Proposed is 19 FT- 11 IN. Affected property is located in the RB Zone, designated as Block # 795.06, Lot #7 on the Edison Township tax map. All paperwork is in order.

4.CASE#Z12-2021, PSE&G, 101 SILVERLAKE AVE, EDISON, NJ, 08817

Section 37-33.1-33.3, 37-4.21, 37-60.1 Preliminary and final site plan approval is being sought along with USE and Bulk Variances seeking to expand the existing Gas Facility on the property, which is an existing non-conforming use. No interference or disturbance permitted within 75 FT of a pipeline, where 0 FT from a gas pipeline facility is proposed. The applicant is also seeking relief from parking, as there is no parking provided or proposed at this unmanned property. This goes against the general parking provisions for off street parking in the zoning ordinance triggering such relief. Affected property is located in the LI Zone, designated as Block # 366, Lot # 25.A3 on the Edison Township tax map. All paperwork is in order.

5. CASE#Z14-2021, ABBE PROPERTIES, 6 KILMER RD, EDISON, NJ, 08817

USE Variance sought to operate a Meditation Prayer center in a portion of the existing building on this property, where it is not a permitted use. Affected property is located in the LI Zone, designated as Block # 3.B, Lot # 6.A on the Edison Township tax map. All paperwork is in order.

6. **NOTICE NOT COMPLETED/RECEIVED – RECONSIDERATION FOR CONDITIONS OF APPROVAL WILL NOT BE HEARD THIS EVENING – NEW DATE WILL BE GIVEN AND NOTICED FOR AT A LATER DATE**

CASE#Z47-2017, MASJID AL-WALI , 9&10 OLSEN AVE

APPLICANT IS REQUESTING RECONSIDERATION FOR CONDITIONS OF APPROVAL IMPLIMENTED BY THE BOARD.

Resolutions to be adopted:

Z25-2021	SUJATA MALLICK	GRANTED
Z05-2021	GOLDEN ERA ADULT DAYCARE	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."

"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."