

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
September 21, 2021**

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

**1.*APPLICANT HAS WITHDRAWN THE APPLICATION WITHOUT PREDJUDICE*
CASE#Z32-2021, SAYU TOLIA, 11 PLAFSKY DR, EDISON, NJ, 08817**

Section 37-4.16 Bulk Variance sought to construct a 32' x 12' / 384 SF deck. Permitted deck coverage is 3% or in this case 267 SF. This proposal exceeds the permitted by 117 SF. Affected property is located in the RBB Zone, designated as Block # 20.BB, Lot # 10 on the Edison Township tax map. All paperwork is in order.

**2. *POSTPONED UNTIL NOVEMBER- APPLICANT IS REDUCING THE SIZE OF
THE STRUCTURE PRIOR TO BEING HEARD. NOTICES WILL BE SENT OUT TO
THE PUBLIC WITH NEW DATE AND VARIANCES***

CASE#Z27-2021, MARK LEE, 12 & 18 MANNING ST, EDISON, NJ, 08817

Section 37.63-1(10)(13) 37-4.5 Bulk Variances sought to construct a detached garage on the existing property. The accessory building is proposed on lots 35- 37 which is currently vacant land. Affected property is located in the RB Zone, designated as Block # 280.B, Lot #'s 35-37 and 55 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%. Max sign area permitted is 56.9 SF, Proposed is 69.34SF. Setback required for a pylon sign is 15 FT, Proposed is 6.2 FT. Number of signs permitted is 1, Proposed is 3. Max sign height from the ground permitted is 10 FT, Proposed is 17 FT. 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. TRC date got postponed again in September- Applicant not ready to be heard by ZBA
yet. CASE#Z19-2021, RT.27, EDISON CHICKEN LLC, 2002 ROUTE 27, EDISON, 08817**

USE Variance to allow a drive thru lane for a permitted restaurant use along with a bulk Variance for lot coverage. Lot coverage permitted is 75%, Existing and proposed is 89%. Applicant is also seeking preliminary and final site plan approval with this application. Affected property is located in the GB Zone, designated as Block # 1131, Lot #'s 24.A-24.C & 25.

Resolutions to be adopted:

Z23-2020	TECHNICAL PRO HOLDINGS	GRANTED
Z24-2021	NOUHA ELWARRAKI	GRANTED
Z43-2019 (REAFFIRMATION)	FOX & FOXX	GRANTED
Z07-2021	NEW CINGULAR WIRELESS	GRANTED
Z06-2021	PARIMAL GHANDHI	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."