

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  
October 19, 2021**

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

**Old Business:**

**1. \*\*CARRIED FROM 08/31/21 NO RENOTICE REQUIRED\*\***

**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.**

**New Business:**

**1. CASE#Z29-2021, ROADRUNNER INVESTMENTS, 33 CARLTON ST SOUTH, 08837  
Section 37-13.1, 37.63-1(2)(3) 37-13.3 Use Variance being sought for the demolition of the existing two family home and construction of a new two family residential home on an undersized lot, where two families are not a permitted use. Lot area required is 7,500 SF, proposed and existing is 5,500 SF. Lot width required is 75 FT, Proposed and existing is 50 FT. No off-street parking space or access driveways shall be located within 10 FT of an adjacent residential lot line, where 5 FT is proposed. Affected property is located in the RB Zone, designated as Block # 733, Lot #'s 2.A and 2.G on the Edison Township tax map. All paperwork is in order.**

**2. CASE#Z31-2021, GURCHARAN SINGH, 50 ELLMYER RD, EDISON, NJ, 08820  
Section 37.63-1(2) 37-4.6(a) Bulk Variances sought to construct a new single family home facing the opposite direction for lot frontage on a vacant undersized lot. Lot area required is 20,000 SF, Existing and Proposed is 17,790.5 SF. Lot frontage required is same as the**

majority on the block (which is Ellmyer), Proposed is the opposite direction of all on this block (which is Sherman Blvd.) Affected property is located in the RA Zone designated as Block #1008, lot # 8 on the Edison Township tax map. All paperwork is in order.

3. **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. **\*\*Carried from July**

4. **CASE#Z21-2021, J&M FURNITURE, 175 TALMADGE RD, EDISON, NJ, 08817**  
**Section 37-33.1(E) 37.63-1 (4) Applicant is proposing to demolish the existing 19,900 SF warehouse & construct a new 50,020 SF warehouse.** Existing 32,068 SF retail showroom to remain as is with no changes proposed to this structure. Retail sales is permitted if no more than 2,000 SF is used for retail sales and 32,068 SF is the existing. Front yard setback required is 50 FT, Proposed is 48.3 FT, which is existing. Affected property is located in the LI Zone, designated as Block # 48, Lot # 12 on the Edison Township tax map. All paperwork is in order.

**Resolutions to be adopted:**

<b>Z28-2021</b>	<b>KANNAI PAULOSE</b>	<b>GRANTED</b>
<b>Z24-2020</b>	<b>PROGRESS ST HOLDINGS</b>	<b>GRANTED</b>
<b>Z14-2021</b>	<b>ABBE PROPERTIES</b>	<b>GRANTED</b>
<b>Z12-2021</b>	<b>PSE&amp;G</b>	<b>GRANTED</b>
<b>Z14-2021</b>	<b>ABBE PROPERTIES, LLC</b>	<b>GRANTED</b>

**\*\*Separate motion for Resolution below – Mansuri recused and cannot vote on the Reso\***

<b>Z37-2017</b>	<b>MASJID AL-WALI</b>	<b>GRANTED</b>
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**Minutes to be adopted:**

**September 21, 2021**

**September 28, 2021**

**CLOSED SESSION:**

**Board discussion on American Outdoor litigation (Z53-2019)**

"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."