

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
October 26, 2021**

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

1. **APPLICANT REQUESTED TO BE MOVED TO A NOVEMBER HEARING- NOTICE IS REQUIRED**

CASE#Z33-2021, DIVYESH MEHTA, 242 FLETCHER ST, EDISON, NJ, 08820

Section 37.63-1(7) 37-4.16 Bulk Variances sought to construct a 52' x 25' deck. Max deck coverage permitted is 280 SF, Proposed is 1,300. Required rear yard setback is 36.6 FT, Proposed is 15'. Affected property is located in the RBB Zone, designated as Block # 920, Lot # 9.B on the Edison Township tax map. All paperwork is in order.

2. CASE#Z30-2021, ACCURATE REAL ESTATE, 266 LINCOLN HWY, EDISON, 08817

Section 37-60.31 Bulk Variance being sought for the number of parking spaces required for medical office use. There are 5 Doctors which requires 25 spaces and 440 SF of office space which requires an additional 3 spaces. Required is 28 spaces, Proposed is 26 spaces. Affected property is located in the OS2 Zone, designated as Block # 649, Lot #'s 11, 12.A, & 13.A on the Edison Township tax map. All paperwork is in order.

3. 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.

4. **APPLICANT POSTPONED TO A LATER DATE- NEW NOTICE IS REQUIRED WHEN THAT DATE IS GIVEN.**

CASE#Z02-2020, LAMAR ADVERTISING OF PENN LLC, 81 RT.1, EDISON, 08817

Section 37-21.6 Use Variance for construct a billboard on the southern portion of the property. Billboards are not a permitted use in this zone. Max height permitted is 30 FT, Proposed is 60 FT. Front yard setback required is 50 FT, Proposed is 10 FT. Affected property is located in the GBH Zone, designated as Block # 302, Lot #'s 7,8, & 2.U1 on the Edison Township tax map. All paperwork is in order.

Resolutions to be adopted:

Z08-2020

RAKESH PATEL

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."