

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
November 16, 2021**

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

1. REVISED APPLICATION TO BE SUBMITTED TO PLANNING BOARD – NOT COMING TO ZBA - NEW NOTICE TO PUBLIC IS REQUIRED FOR FUTURE HEARINGCASE#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.

2. CASE#Z26-2021, BATSU PROPERTIES LLC, 2143 OAK TREE RD, EDISON, 08820

Section 37.63-1(2)(3)(4)(5)(7)(10)(17) Bulk Variances sought to demolish the existing non-conforming structure with existing violations and construct a new two-story single family house on an undersized corner lot. Minimum lot area required is 20,000 SF, Proposed is 2,792 SF. Minimum lot width required is 100 FT, Proposed is 38 FT. Minimum front yard setback required is 35 FT, Proposed is 5 FT. Minimum side yard setback is 15FT, Proposed is 7.6 FT and 10 FT. Combined side yard setback required is 30 FT, Proposed is 17.6 FT. Maximum building coverage permitted is 25%, Proposed is 34.6%. Minimum lot depth required is 125 FT, Proposed is 73 FT. Affected property is located in the OS Zone, designated as Block number 556.A, Lot #1.E on the Edison Township tax map. All paperwork is in order.

3. CASE#Z76-2015, INDIE BRIDGE LLC, 36 MERIDIAN RD, EDISON, 08820

Use and bulk variances sought to construct a 100'x 165' three story building for age restricted residential apartments care next to the existing one story building. Apartments to consist of 54 one bedroom units and 5 two bedroom units. This 3 story structure will have parking at grade level and 48 residential apartments on the 2nd and 3rd floors. The existing structure will continue the existing adult day care and convert the warehousing space into 11 age restricted apartments. Max height permitted and 30 FT, 36.83 FT. Number of stories permitted is 2, Proposed is 3 stories. Front yard setback required is 50FT, Proposed is 20.6 FT. Minimum one side yard setback required is 50FT, Proposed is 31.38FT. Max lot coverage permitted is 30%, Proposed is 32.7%. Max F.A.R permitted is .40, Proposed is .46. Number of onsite parking spaces required is 188, Proposed is 89. Affected property is located in the RI Zone, designated as Block # 546.NN, Lot # 19 on the Edison Township tax map. All paperwork is in order.

**Resolutions:
Z23-2021**

PARESH 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."