

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, 2021, and has been posted in the Main Lobby of the Municipal Complex on January 5, 2022.

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
January 18, 2022**

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

Reorganization Meeting

Nomination and appointment of Chairman to the Board.

Nomination and appointment of Vice-Chairman to the Board.

Naming Cassandra Augustine as Secretary to the Zoning Board of Adjustment.

Nominations:

-Naming Bhavini Shah, Esq., as Attorney to the Zoning Board of Adjustment.

-Naming of Bignell Planning Consultants, Inc. as professional Planners to the Board.

-Naming of Delaware Raritan Engineering as professional Engineers to the Board.

1.CASE#Z35-2021, HARSHAL BORADE, 12 WESTOVER WAY, EDISON, 08820

Applicant has posts for 6 FT fence remaining 5FT off property line of a corner lot, after violation was issued for installing a fence directly against the approved permit and given 14 days to remove the violation.

Said 6 FT solid fence was specifically approved to be setback 17.5 FT from the property line of the corner lot which is what is permitted. Applicant is now seeking a variance to re-install the fence 5 FT off the property line. Affected property is located in the RA Zone, designated as Block #546.V, Lot #8 on the Edison Township tax map. All paperwork is in order.

2.IMPROPER NOTICE – THIS CASE WILL NOT BE HEARD THIS EVENING – NEW NOTICE WILL BE SENT WITH THE NEW HEARING DATE****

CASE#Z37-2021, ALICE PAINE, 22 SANDERS RD, EDISON, NJ, 08817

Section 37.63-1 Bulk and Use/"D" Variances sought to construct an addition to the existing first floor, 2 story add a level, and construct a new rear patio. Minimum lot width required is 75 FT, Proposed is 58 FT which is existing. Minimum lot area required is 7,500 SF, Proposed is 6,683 SF which is also existing. Side yard setback required is 6FT, existing and proposed is 4.4 FT. Combined side yard setback required is 18 FT, existing and proposed is 13.6 FT. Maximum building coverage permitted is 23%, Proposed is 30% where 26% is existing. Maximum lot coverage is 40%, Proposed is 45%, where 35% is existing. Max F.A.R permitted is 44%, Proposed is 56%. Front yard setback required is 25 FT , Proposed and existing is 21 FT. Affected property is located in the RB Zone, designated as Block # 1134, Lot #'s 17 on the Edison Township tax map. All paperwork is in order.

3.CASE#Z38-2021, SURENDER SINGH, 134 TEMPLE ST, EDISON, NJ, 08820

Section 37.63-1(4)(7)(10) Bulk Variances sought to construct an addition and add a level to the existing single family dwelling. Addition to consist of expansion of porch, one bedroom with a balcony on top of the existing garage, and add a level in rear to consist of a living room/rec room. Front yard setback required is 25 FT, Proposed is 16.47 FT. Rear yard setback required is 30 FT. Proposed is 25.81 FT. Lot coverage permitted is 23%, Proposed is 25.81%. Affected property is located in the RB Zone, designated as Block # 643.J, Lot #'s 3-7 on the Edison Township tax map. All paperwork is in order.

Other Business:

Ali Wali v. Zoning Board of Township of Edison and Township of Edison: Authorizing Board Attorney to Respond.

Resolutions to be adopted:

Z19-2020	EDISON CHICKEN & BURGERS	GRANTED
Z16-2021	JESSICA CHAN	DENIED
Z26-2021	BASTU PROPERTIES	GRANTED
Z21-2021	J&M FURNITURE	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."