

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 25, 2022**

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

1.CASE#Z36-2021, 39 WESTMINSTER PL, EDISON, NJ, 08817

Applicant has posts for 6 FT fence remaining 1FT off property line of a corner lot, after a violation was issued for installing a fence directly against the approved permit and given 14 days to remove the violation.

Said 6 FT privacy fence along Berrue Ct was specifically approved to be setback 12.5 FT from the property line/ 24 FT from the curb of the corner lot which is what is permitted. Applicant is now seeking a variance to be allowed to re-install the fence 1 FT off the property line. Affected property is located in the RB Zone, designated as Block #337.E, Lot # 18.U2 on the Edison Township tax map. All paperwork is in order.

**2.CASE# Z39-2021, VIRAL & RONAK GHARIWALA,1019 WOOD AVE,EDISON,08820
Section 37-63.1(4)(10)(16) Bulk and Use/ “D” Variances sought to construct a new single family dwelling. Front yard setback required is 25 FT, Proposed is 22.79 FT. Max building coverage permitted is 20%, Proposed is 24.45%. Max F.A.R permitted is .37, Proposed is .42. Affected property is located in the RBB Zone, designated as Block # 850, Lot# 2 on the Edison Township tax map. All paperwork is in order.**

3.NO PROOF OF NOTICE PROVIDED. UPDATED DOCUMENTATION AND REVISIONS TO PLAN PER TRC ALSO NOT PROVIDED – THIS CASE WILL NOT BE HEARD THIS EVENING* SUBJECT TO BOARD MOTION TO DISMISS***

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

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:

CASE#Z22-2021

OAK GROVE ASSOC.

GRANTED

CASE#Z09-2021

LAMAR ADVERTISING

GRANTED

Minutes to be adopted:

June 22, 2021

June 29, 2021

July 27, 2021

Closed session July 27, 2021

December 14, 2021

January 18, 2022

"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."