

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 January 20, 2022, 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
February 15, 2022**

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

1. **APPLICANTS NEWSPAPER AD WAS NOT PUBLISHED WITHIN THE 10 DAY PERIOD – THIS CASE WILL NOT BE HEARD THIS EVEVNING – CARRIED TO MARCH 29, 2022 - WITH NO RENOTICE REQUIRED.**

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

Section 37.63-1(7) 37-4.16 Bulk Variances to construct a 1,300 SF deck attached to the rear of the existing SFD. Proposed deck is to be 52 FT X 25 FT. Max deck coverage permitted is 280 SF, Proposed is 1,300 SF. Rear yard setback required is 36.6 FT, Proposed is 15 FT. 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#Z13-2021, MARKIM DEVELOPERS, 222 PLAINFIELD RD, EDISON, NJ, Section 37-46.2, 37-46.5 Preliminary and Final Site plan approval is being sought along with Use and bulk variances to replace the existing restaurant with 23 townhomes, all of which to be age restricted.

This is not a permitted use in the Golf Course Zone. Lot area required is 100 Acres, proposed and existing is 2.016 Acres. Lot depth required is 500 FT, Proposed and existing is 266.08 FT. Rear setback required is 60 FT, Proposed is 27 FT. Max lot coverage permitted is 5%, Proposed is 22%. F.A.R permitted is .05, Proposed is 0.66. Maximum number of stories permitted is 2 ½ and proposed is 3. Affected property is located in the GC Zone, designated as Block # 557, Lot # 16.B2 on the Edison Township tax map, all paperwork is in order.

"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."