

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
May 17, 2022**

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

Old Business:

1. **VOTE ONLY**

CASE#Z08-2022, PANKAJ KANDHARI, 293 GRANDVIEW AVE, EDISON, 08820

Use and Bulk Variances sought to construct a second floor addition to the existing 1 ½ story – 2 Family home.

New Business:

1. CASE#Z14-2022, ALPESH PATEL, 22 PUTNAM AVE, EDISON, NJ, 08817

Section 37.63-1(13) Bulk Variance to construct a 26' X 19' (494 SF) paver patio. Lot coverage required is 40% (3335 SF), Proposed is 43.3% (3,613 SF). Affected property is located in the RB Zone, designated as Block # 159, Lot #42 on the Edison Township tax map. All paperwork is in order.

2. CASE#Z34-2021, AK REALTY ONE LLC, 1709 OAKTREE RD, EDISON, 08820

Bulk and Use Variances sought along with preliminary and final site plan approval to construct a two story- five unit commercial building with uses to include, retail, office space, bank, and a food service with a drive thru window. Drive thru windows are not a permitted use in this zone. Max building height permitted is 30FT, Proposed is 31.62 FT. Max sign façade area is 150 SF, Proposed is 168 SF. Max height of facade sign permitted is 20 FT, Proposed is 22' and 34'. Max height for a freestanding sign is 20 FT, Proposed is 25FT. Location of loading spaces is required to be in the rear or side yards, whereas proposed is loading spaces in the front yard along Cinder Rd. Applicant is proposing a retaining wall with a guard rail, where landscaping and fenced buffer is required. Affected property is located in the GB Zone, designated as Block # 643.30, Lot #15.24 on the Edison Township tax map. All paperwork is in order.

3. CASE#Z03-2022, LIYUN PROPERTIES,LLC, 1851-1855 RT. 27, EDISON, 08817

Applicant seeks to convert unit 1855B from a residential use to a restaurant use, expand the height of the building so use the space above unit 1855B for storage and to make ancillary improvements to the property. Residential use is not permitted in this zone, two

existing residential units are existing non- conforming, one of which applicant is seeking to remove in connection with this application. Side yard setback required is 15FT, existing and proposed is 2 FT. Combined side yard setback required is 30Ft, existing and proposed is 11.5 FT. Rear yard setback required is 25 FT, existing and proposed is 2.3 FT. FAR permitted is .25, existing and proposed is .29. Parking stall dimensions required is minimum 9’X18’, Existing to remain is less than 9’X18’ as are dimensions listed on the application submitted. Location of parking required is 5FT from the property line, Existing to remain is less than 5FT -dimensions are listed on the application. Existing freestanding sign setback is 6FT 10 IN, whereas permitted is 15 FT. Existing free standing sign is 4 FT-11 IN from the ground, whereas 10 FT in required. Affected property is located in the GB Zone, designated as Block # 104.06, Lot # 1.01 & 5.01 on the Edison Township tax map.

Resolutions to be adopted:

Z39-2021	VIRAL GHARIWALA	GRANTED
Z33-2021	DIVYESH MEHTA	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