

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
July 26, 2022**

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

1.CASE#Z22-2022, ALENSHA GUERRIER, 56 PLEASANT AVE, EDISON, NJ, 08837

Section 37.63-1(Bulk variances sought to construct a two story addition to the existing single family dwelling. Max building coverage permitted is 23%, Proposed is 30.3%. Max lot coverage permitted is 40%, Proposed is 59.4%. Affected property is located in the RB Zone, designated as Block # 694.P, Lot #'s 5&6 on the Edison Township tax map. All paperwork is in order.

2.CASE#Z13-2022, CHHAGAN PATEL, 114&120 OVERBROOK RD, EDISON,08817

Minor subdivision to include a lot line adjustment being sought along with Bulk and Use/ "D" Variances. Applicant is proposing to construct a new home on lot 27 at 120

Overbrook. Lot area required is 7,500 SF, Proposed is 5,159.5 SF. Lot width required is 75 FT, Proposed is 51.60 FT. Front yard setback required is 25 FT, Proposed is 16.43 FT. Building coverage permitted is 23%, Proposed is 24%. Max F.A.R permitted is .44, Proposed is .479.

No changes to the existing SFD on lot 12.04 at 114 Overbrook. See application for list of variances on this property as it pertains to the lot line adjustment. Affected properties are located in the RB Zone, designated as Block # 375.K, Lot #'s 12.04 & 27 on the Edison Township tax map. All paperwork is in order.

3.CASE#Z59-2018, THE PLAZA AT LIGHTBRIDGE, 8 MOYSE PL, EDISON, 08820

Section 37-22.1, 37-63.1 Preliminary and Final site plan approval being sought along with Use and Bulk Variances to demolish and reconstruct the pre-existing non-conforming 3 Family home. Multifamily homes are not a permitted use in this zone. Rear yard setback required is 40 FT, Proposed is 21 FT. Gross floor area required is 1,500 SF, Proposed is 1,440 SF. Max F.A.R permitted is 30%, Proposed is 59%. Number of stories permitted is 2, Proposed is 3. Max height permitted is 30 FT, Proposed is 34 FT 10 IN. Affected property is located in the LB Zone, designated as Block # 430, Lot #'s 15.01 on the Edison Township tax map. All paperwork is in order.

Closed session: Discussions on American Outdoor litigation outcome and Care One ongoing litigation.

Resolutions to be adopted:

CASE#Z21-2022	SRIG, LLC-BETTER LIVING SUNROOMS	GRANTED
CASE#Z34-2021	AK REALTY ONE, LLC	GRANTED
CASE#Z03-2022	LIYUN PROPERTIES	GRANTED
CASE#Z13-2021	MARKIM DEVELOPERS	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."