

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  
September 13, 2022**

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

**IMPROPER NOTICE – CARRIED TO OCTOBER 18<sup>TH</sup> WITH RENOTICE REQUIRED\*\***

**1.CASE#Z29-2022, TEJAS PARIKH, 79 WINTHROP RD, EDISON, NJ, 08817**

**Section 37-63.1 Bulk and Use/"D" Variances sought for compliance on an addition constructed to the existing single family home against zoning permits issued.** Lot area required is 7,500 SF, Existing is 6,604 SF. Minimum lot width permitted is 75FT, Existing is 61 FT. Minimum combined side yard setback required is 18FT, Proposed is 14.2 FT. Max building coverage permitted is 23%, Proposed is 27.12%. Max lot coverage permitted is 40%, Proposed is 46.92%. Max F.A.R permitted is 44%, Proposed is 44.35%. Affected property is located in the RB Zone, designated as Block # 1138, Lot # 9 on the Edison Township tax map.

**2. CARRIED TO OCTOBER 18<sup>TH</sup> WITH NO RENOTICE REQUIRED\*\***

**CASE#Z20-2022, SHIVVAY DEVELOPERS LLC, 90 MUNICIPAL BLVD**

**Section 37.63-1, 37-60, 37-41.7 Applicant is proposing to construct an 8 story office building with a rooftop bar and restaurant. Minimum lot area required is 80,000 SF, Existing and proposed is 61,865 SF. Minimum lot width required is 300 FT, Existing and proposed is 235.2 FT and 242 FT. Max number of stories permitted is 3, proposed is 8. Max F.A.R permitted is .35, Proposed is 1.983. Required parking spaces is 636, Proposed is 48 on site (588 by shared parking).** Affected property is located in the TC Zone, designated as Block # 123.01, Lot # 11.01 on the Edison Township tax map. All paperwork is in order.

**3. CASE#Z23-2022, JCC, 1775 OAK TREE RD, EDISON, NJ, 08820**

**Section 37-11.2, 37.63-1, 37-60.3 Bulk and Use Variances along with preliminary and final site plan approval sought to construct an addition to the existing Jewish Community Center for use by the JCC and for religious services of Temple Emanu-El.** Religious services are not a permitted use. Max lot coverage by buildings and pavement permitted is 30%, Proposed is 31.7%. 274 parking spaces are required where 213 are being proposed. Affected property is located in the RA Zone, designated as Block # 643.26, Lot # 15 on the Edison Township tax map. All paperwork is in order.

**4.CARRIED TO SEPTEMBER 20, 2022 WITH NO RE-NOTICE REQUIRED\*\***

**CASE#Z15-2022, AMERICAN OUTDOOR, 740 OLD POST RD**

**Use and Bulk Variances to construct and install a 100 FT billboard on the existing property.** Front yard setback required is 50 FT, Proposed is 10 FT. Side yard setback required is 40 FT, Proposed is 15 FT. Max sign height permitted is 15 FT, Proposed is 100 FT. Number of sign faces permitted is 1, Proposed is 2. Max sign area permitted is 250 SF, Proposed is 672 SF. Affected property is located in the LI Zone, designated as Block # 266.01, Lot # 29 on the Edison Township tax map. All paperwork is in order.

**Resolution to be adopted:**

**Z22-0222**

**GURRIER**

**GRANTED**

**Closed Session:**

**Discussion on Pending Litigation on Chan - Z16-2021**

"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."