

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 20, 2022**

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

Old Business:

****CARRIED FROM AUG 30TH – NO RENOTICE REQ***

1.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.

2. *CARRIED FROM 08/30*REDUCTION IN DECK REQUESTED.

CASE#Z26-2022, PAVITHRA RAMALINGAM - 5 ROYALE DR, EDISON, 08820

Section 37-4.16, 37.63-1(7) Bulk Variances to construct a 920 SF deck attached to the rear of the existing single family dwelling. Max deck coverage permitted is 3% or 347.6 SF, Proposed is 7.94% or 920 SF. Rear yard setback required is 30% of lot depth or 30 FT, Proposed is 6.5 FT. Affected property is located in the RBB Zone, designated as Block 500, Lot # 59 on the Edison Township tax map. All paperwork is in order.

3. *CARRIED FROM 08/30* CLARIFICATION ON LOT COV. REQUESTED.

CASE#Z30-2022, STEVE BELFORD, 22 COMSTOCK RD, EDISON, NJ, 08817

Section 37.63-1 Bulk Variances sought to construct an in-ground swimming pool & walkway. Max lot coverage permitted is 40%, Proposed is 51.6% where existing is 46.4%. Max accessory coverage required is 10%, Proposed is 24%. Affected property is located in the RB Zone, designated as Block # 1146, Lot # 11 on the Edison Township tax map. All paperwork is in order.

New Business:

1.CASE#Z31-2022, VICTORY BUILDERS,LLC, 52 UTICA, EDISON, NJ

Section 37.63-1 Bulk and Use/"D" Variances sought to construct a new single family home. Max lot coverage permitted is 15%, Proposed is 18.57%. Max F.A.R permitted is 25%, Proposed is 32%. Affected property is located in the RA Zone, designated as Block # 1006, Lot # 18 on the Edison Township tax map. All paperwork is in order.

2.CASE#Z32-2022, PANKAJ SHARMA, 202 COMPTON AVE, EDISON, NJ,08820

Section 37-4.3f.1 Bulk Variance being sought for compliance on a 6FT fence installed on a corner lot. Fence was installed without prior approvals. Front yard setback for 6 FT fence on a corner lot required is 12.5 FT, Proposed and existing is 0FT. Affected property is located in the RB Zone, designated as Block# 965, Lot #17.02 on the Edison Township tax map. All paperwork is in order.

3. Z27-2022, AMERICAN OUTDOOR, 604 & 610 OLD POST RD, EDISON, NJ, 08817

Preliminary and Final Site Plan approval is being sought along with Use and Bulk Variances to construct a 210 spot parking lot for a car dealership. Inventory motor vehicle parking is not a permitted use. Max impervious coverage permitted is 40%, where 70% is proposed. Affected property is located in the LR & RB Zone, designated as Block # 48.02 & Lot # 266 on the Edison Township tax map. All paperwork is in order.

4. 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.

Resolutions to be adopted:

Z27-2022

Tracy Cichocki

GRANTED

Z25-2022

Anindya Sengupta

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