

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
October 25, 2022**

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

Old Business:

1. * FOR CLARIFICATION ONLY ON NEW NUMBERS WITH PVIOUS PAVERS*

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 **46.7%**. Max accessory coverage required is 10%, Proposed is **12.9%**. 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.

2. * FOR ADDITIONAL INFO REQUESTED – FURTHER PLANNING TESTIMONY*

CASE#Z31-2022, VICTORY BUILDERS, LLC, 52 UTICA, EDISON, NJ, 08820

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.

New Business:

3. Z35-2022, CROWNE RETAIL – EDISON, ROUTE 1 AND EAST SIDE DRIVE, EDISON, NJ, 08817

Applicant is seeking Bulk and Use variances along with preliminary and final site plan approval to divide the existing building to operate a retail store on one side and a medical office on the other. Medical use is not a permitted use in this zone. Minimum lot width required is 100 FT, existing and proposed is 80 FT. Minimum front yard setback required is 50 FT, existing and proposed is 0.3 FT. Minimum rear yard setback for accessory structures required is 25FT, existing is 15.5 FT and proposed is 12.55 FT. Affected property is located in the GBH Zone, designated as Block # 172 / Lot# 1.01. All paperwork is in order.

4. Z28-2022, QUICKCHEK CORPORATION, 425-431 PLAINFIELD AVE, EDISON, NJ, 08817

Section 37-20 Applicant is seeking Bulk and Use variances along with preliminary and final site plan approval to demolish the existing structures and replace with a fuel station with a convenience store. This is not a permitted use in this zone. Minimum lot size required is 5 acres, proposed is 2 acres. Minimum front yard setback required is 100 FT, Proposed is 57.01 FT. Rear yard required for an accessory building is 50 FT, Proposed is 25 FT. Affected property is located in the PB Zone, designated as Block #4.A , Lot #s 24 & 25 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."