

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  
November 22, 2022**

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

**1. \*POSTPONED- NO NEW DATE ISSUED- RENOTICE REQUIRED FOR A JANUARY 2023 HEARING DATE\***

**\* FOR ADDITIONAL INFO REQUESTED – Amended app and Plans, reduced FAR to 27%\*No Noticing required**

**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.

**2.\*–CARRIED FROM 10/18/22, NOTICE ONLY TO 2 INCORRECT PROPERTIES\***

**CASE#Z34-2022, MEHULKUMAR SHAH, 961 BEATRICE PARKWAY, EDISON, 08820**

**Section 37.63-1(4) Bulk variance to install a 6 FT fence on the property line of a corner lot.** Front yard setback required is 12.5FT, Proposed is 0 FT. Affected property is located in the RBB Zone, designated as Block # 824, Lot # 5 on the Edison Township tax map. All paperwork is in order.

**3. 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.

"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."