

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 29, 2022**

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

1. CASE#Z37-2022, AK EDISON, LLC, 76 NATIONAL RD, EDISON, NJ, 08817

Applicant is seeking a Use Variance to permit outdoor storage and overnight parking of vehicles as a standalone use not associated with a principal building, and other associated existing non-conforming bulk variances to permit a standalone parking lot to park FedEx delivery vehicles. Affected property is located in the LI Zone, designated as Block # 50, Lot #14.02 on the Edison Township tax map. All paperwork is in order.

****APPLICANT REQUESTED TO BE CARRIED TO JANUARY – RENOTICE REQ ONCE NEW DATE IS ISSUED***

2.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. CASE# Z16-2021, CHAN, 286 CENTRAL AVE – (WHISPERING WOODS CASE)

Section 37.13-1 Use Variance only – Sought to construct a two story, four unit townhouse structure and accompanying parking lot. Affected property is located in the RB Zone, designated as Block# 101, Lot# 11.A on the Edison Township tax map. All paperwork is in order.

3. CASE#Z27-2021, SHRLEY LEE, 12 & 18 MANNING

Section 37.63-1 Bulk Variances sought to construct a 1,600 SF accessory structure for the storage of vehicles. Max height for accessory structures is 15 FT, Proposed is 20.42 FT. Max

impervious coverage by accessory structures permitted is 10%, Proposed is 11.1%. Minimum lot depth required is 100 FT, existing is 90.36 FT. Affected property is located in the RB Zone, designated as Block # 280.B, lot # 35-37 & 55 on the Edison Township tax map. All paperwork is in order.

4. *APPLICATION CARRIED TO DECEMBER 13, 2022 – NO NEW NOTICE REQUIRED*

Z24-2022, OLD POST REALTY, LLC, 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.

Resolutions to be adopted:

Z30-2022

BELFORD

GRANTED

Closed Session:

CARE ONE Litigation

"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."

