

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
December 13, 2022**

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

OLD BUSINESS:

1. **VOTE ONLY- After info requested is provided to the board.**

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.

2.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.

New Business:

1. Z33-2022, SUJANANA RELIGIOUS & CHARITABLE FOUNDATION, 215 MAY ST

Applicant is proposing to install a 868 SF accessory structure to the site for fire ceremonies associated with the existing religious use on the property, along with a 4x4 concrete pad for a transformer. This site currently has 2 existing buildings, one being a Temple and one being a rectory. Affected property is located in the LI Zone, designated as Block # 755 / Lot # 38.01 on the Edison Township tax map. All paperwork is in order.

2. CARRIED TO FEBRUARY 21, 2023- NO RENOTICE REQ**

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. *APPLICATION CARRIED TO JANUARY 24, 2023– 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:

| | | |
|-----------------|------------------------|----------------|
| Z34-2022 | MEHULKUMAR SHAH | GRANTED |
| Z23-2022 | JCC | 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 maintain its impartiality as is required by laws of the State of New Jersey."