

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 14, 2022, and has been posted in the Main Lobby of the Municipal Complex on January 3, 2022.

**Township of Edison  
Zoning Board of Adjustment  
Regular Meeting Agenda  
JANUARY 17, 2023**

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

**Reorganization Meeting**

**Nomination and appointment of Chairman to the Board.**

**Nomination and appointment of Vice-Chairman to the Board.**

**Naming Rachel Ruggiero as Secretary to the Zoning Board of Adjustment.**

**Nominations:**

**-Naming Bhavini Shah, Esq., as Attorney to the Zoning Board of Adjustment.**

**-Naming of Bignell Planning Consultants, Inc. as professional Planners to the Board.**

**-Naming of Delaware Raritan Engineering as professional Engineers to the Board.**

**Old Business:**

**2.CASE#Z59-2018, THE PLAZA AT LIGHTBRIDGE, 8 MOYSE PL - CARRIED FROM NOV 29<sup>th</sup>**

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#Z15-2022, AMERICAN OUTDOOR, 740 OLD POST RD - CARRIED FROM NOV 22<sup>nd</sup>**

**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:**

<b>Z16-2021</b>	<b>CHAN</b>	<b>GRANTED</b>
<b>Z35-2022</b>	<b>CROWN RETAIL SERVICES, INC.</b>	<b>GRANTED</b>
<b>Z37-2022</b>	<b>AK EDISON, LLC.</b>	<b>GRANTED</b>

"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."