

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  
FEBRUARY 21, 2023**

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

**Minutes:**

January 17, 2023

January 24, 2023

**1. CASE # Z06-2022, SACHIN PATEL, 4 CHARLES ST.**

**To construct a two (2) story addition to an existing single story dwelling.** Lot coverage proposed is 41.5% where 40% maximum required. Minimum side yard is proposed 5 FT where 6FT minimum required. Affected property is located in the RB Zone, designated as Block # 546.03, Lot # 72.01 on the Edison Township tax map. All paperwork is in order.

**2. CARRIED FROM JANUARY 17, 2022 – NO RENOTICE REQUIRED\***

**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.

**3. CARRIED FROM DEC 19th FOR ADDITIONAL LIGHTING INFO AND LIGHTING CHANGES TO PLAN - NO RENOTICE REQ\*\***

**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.

**4. CARRIED TO APRIL 25<sup>th</sup> – NO RENOTICE REQUIRED\***

**CASE#Z20-2022, SHIVVAY DEVELOPERS LLC, 90 MUNICIPAL BLVD**

**Section 37.63-1, 37-60, 37-41.7 Applicant is proposing bulk and “D” variances to construct a 6 story office building with a rooftop bar and restaurant. An adult day care is proposed within the building, where it is not a permitted use in this zone.** 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. Front yard

setback required is 100FT, proposed is 63ft and 37.5 FT. Side yard setback 50FT, proposed is 47.40 FT. Combined side yard required is 100, proposed is 97.24 FT. Max number of stories permitted is 3, proposed is 6 with a rooftop restaurant. Max F.A.R permitted is .35, Proposed is 1.542. Required parking spaces is 341, Proposed is 48 on site (with the remainder 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.

"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."