

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, 2023, and has been posted in the Main Lobby of the Municipal Complex on January 3, 2023.

**Township of Edison  
Zoning Board of Adjustment  
Special Meeting Agenda  
March 28, 2023**

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

**Minutes: March 21, 2023**

**1.CASE # Z01-2023, MOHAMED SALEH, 25 MIDLAND RD**

Section 37.63-1(4) Use Variances sought to install 6 FT vinyl privacy fence. **The following standards have not been met:** Front yard setback required is 17.5 FT, Proposed is 8 Ft. Affected property is located in the RA Zone, designated as Block# 557.23, Lot # 1 on the Edison Township tax map. All noticing paperwork is in order.

**2.CASE# Z07-2023, 16 PHOENIX REALTY, LLC**

Section 37-66.4(a) Use Variance sought to construct an addition to the first and second floor to an existing nonconforming single family home. **The following standards have not been met:** Single family homes are not a permitted use in this zone. Affected property is located in the LI Zone, designated as Block # 757, Lot# 21.01 on the Edison Township tax map. All noticing paperwork is in order.

**CARRIED FROM FEBRUARY 21, 2023- WITH NO RENOTICE REQUIRED\*\***

**3.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 and convenience store. **Standards have not been met in accordance with the Master Plan.** Affected property is located in the PB Zone, designated as Block #4.A, Lot #s 24 & 25 on the Edison Township tax map. All noticing paperwork is in order.

**CARRIED FROM JANUARY 24, 2023 WITH NO RENOTICE REQUIRED\***

**4.CASE# Z03-2021, 401 DIVISION ST, LLC, 401 Division St**

Applicant is proposing preliminary and final site plan approval to demolish the existing structures and construct a 2 story apartment building. **Standards have not been met in accordance with the Master Plan.** Affected property is located in the RB Zone, designated as Block # 82, Lot # 3.B on the Edison Township tax map. All noticing 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.gov> 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."