

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
Regular Meeting Agenda
April 18, 2023**

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

Minutes: March 28, 2023

Resolutions to be adopted:

Z01-2023	MOHAMMED SALEH
Z02-2023	ELIZABETH COCCIA & DAVID LATHROUM
Z03-2023	ALEX BRAGINSKY

Old Business:

**1. CARRIED FROM March 28, 2023- FOR SUMMATION AND VOTE, WITH NO RENOTICE REQUIRED*
CASE #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.

2. CARRIED FROM JANUARY- WITH NO RENOTICE REQUIRED

CASE #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. **Standards have not been met in accordance with the Master Plan.** Affected property is located in the LR & RB Zone, designated as Block # 48.02 & Lot # 266 on the Edison Township tax map. All noticing paperwork is in order.

New Business: CARRIED FROM MARCH 28, 2023 WITH NO RENOTICE REQUIREDApplicant requests to be CARRIED TO MAY 23, 2023**

1. 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."