

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
May 23, 2023**

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

Minutes:

April 18, 2023 & April 25, 2023

Resolutions to be adopted:

Z33-2022, Sujnana Religious & Charitable

Z59-2018, The Plaza at Lightbridge

Z07-2023, 16 Phoenix Realty LLC

1.CASE#Z09-2023, PHANIKUMARR & MADHAVI CHALUVADI, 121 ROLLING BROOK DRIVE

Applicant is proposing to construct a two story addition to the rear of the existing single family dwelling. **The following standards have not been met:** Minimum rear yard setback required is 30 FT, Proposed is 16.13 FT. Max building coverage permitted is 23%, Proposed is 41.14%.Max impervious coverage permitted is 40%, Proposed is 51.38%. Max FAR permitted is .44, Proposed is .729. Affected property is located in the **RB Zone**, designated as Block # 440, Lot #64 n the Edison Township tax map. All noticing paperwork is in order.

2. CASE #Z12-2023, DHARMESH JHAVERI, 24 INDEPENDENCE DR.

Applicant is proposing to construct an addition to the existing single family home. **The following standards have not been met:** Front yard setback required is 25 FT, Proposed is 21.83 FT. Max building coverage permitted is 20%, Proposed is 28.7%. Max FAR permitted is 37%, Proposed is 38.8%. Affected property is located in the **RBB Zone**, designated as Block # 490.06, Lot #47 on the Edison Township tax map. All noticing paperwork is in order.

CARRIED FROM APRIL 18, 2023 WITH NO RENOTICE REQUIRED*

3. 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 # 3.02 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."