

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 JUNE 20, 2023

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

Minutes: May 30, 2023

Resolutions to be adopted:

1. Z11-2023, AMISH SETH, 93 STRATFORD CIRCLE

Section 37.63-1 (7) (10) (16) Applicant is seeking Bulk and Use variances to construct an addition to the existing single family home. **The following standards have not been met:** Rear yard setback required is 30FT, Proposed is 22.27Ft. Max building coverage required is 20%, proposed is 21%. Max F.A.R permitted is 37%, proposed is 39%. Affected property is located in the RBB Zone, designated as Block# 459.03, Lot # 42 on the Edison Township tax map. All noticing paperwork is in order.

2. Z16-2023, RATAN NARNOLIA, 3 ANNETTE DR

Section 37.63-1(10) (16) Applicant is seeking Bulk and Use variances to construct an addition to the existing single family home. **The following standards have not been met:** Max lot coverage permitted is 15%, Proposed is 16.7%. Max F.A.R permitted is 25%, Proposed is 28.3%. Affected property is located in the RA Zone, designated as Block# 410.H, Lot # 3 on the Edison Township tax map. All noticing paperwork is in order.

3. CARRIED TO SEPTEMBER 19TH WITH NO RENOTICE REQUIRED

CASE #Z24-2022, OLD POST REALTY, LLC 604 & 610 OLD POST RD

Preliminary and Final Site Plan approval is being sought along with Use and Bulk Variances to construct a 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.

Closed Session: Authorize Ms. Shah to do a legal brief on Daniel's law, Discussion on #Z07-2023 - 16 Phoenix Realty LLC, and Discussion on #Z21-2020 - Main Street Solutions LLC.

"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."