

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 June 27, 2023

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

**Minutes: June 20, 2023**

**Resolutions to be adopted:**

**1.CASE #Z13-2023, DEVENDRA PATEL, 95 ASHLEY RD**

Section 37.63-1 (4)(5) Applicant is seeking Bulk variances to construct an attached garage to the first floor and construct A-frame canopy door frame to front yard of the existing single family home. **The following standards have not been met:** Side yard setback required is 6FT, Proposed is 4.5Ft. Front yard setback required is 25FT, Proposed is 21.1FT. Affected property is located in the **RB Zone**, designated as Block# 1117, Lot # 9 on the Edison Township tax map. All noticing paperwork is in order.

**2.CASE #Z14-2023, SHUCHIT DOSHI, 4 HAYDUK DR**

Section 37.63-1 (6)(10) Applicant is seeking Bulk variances to create paver patio in the rear yard with walk path and construct a covered sunroom patio to the rear of the existing single family home. **The following standards have not been met:** Rear yard setback required is 75FT, Proposed is 71.4FT. Max building coverage required is 10%, Proposed is 10.4%. Affected property is located in the **RAA Zone**, designated as Block# 415, Lot # 20.07 on the Edison Township tax map. All noticing paperwork is in order.

**3.CASE #Z15-2023, NAJEEB SAYANI, 124 FLOYD ST**

Section 37.63-1 (2)(4)(10)(16)(17) Applicant is seeking Bulk and Use/"D" Variances to construct a new 2 story single family home. **The following standards have not been met:** Front yard setback required is 35FT, Proposed is 27.83FT. Max lot coverage permitted is 15%, proposed is 18.4%. Max F.A.R permitted is .25, Proposed is .31. Affected property is located in the **RA Zone**, designated as Block# 956, Lot # 1.01 on the Edison Township tax map. All noticing paperwork is in order.

**4. 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. **Standards have not been met in accordance with the Master Plan.** Affected property is located in the TC Zone, designated as Block # 123.01, Lot # 11.01 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."