

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, 2022, and has been posted in the Main Lobby of the Municipal Complex on January 3, 2022.

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
August 29, 2023**

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

Minutes: June 27, 2023

Nomination-Naming Bhavini Shah, Esq., as Attorney to the Zoning Board of Adjustment (Term Dated Aug, 2023 - Dec, 2023)

Resolutions to be adopted:

Z20-2022	SHIVVAY DEVELOPERS, LLC
Z15-2022	AMERICAN OUTDOOR ADVERTISING, LLC
Z28-2022	THE QUICKCHECK CORPATION, LLC

1. CASE# Z20-2023, MANISH ARORA 28 MELBOLUM LANE

Applicant is proposing to construct a desk in the rear yard. **The following standards have not been met:** Deck coverage required is 4%, proposed is 6.5%. Rear yard setback required is 30ft, proposed is 18ft. Affected property is located in the **RB Zone**, designated as Block# 694, Lot# 64 on the Edison Township tax map. All noticing paperwork is in order.

CARRIED FROM MAY 23 2023

2. 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 15.83 FT. Max building coverage permitted is 23%, Proposed is 38%.Max impervious coverage permitted is 40%, Proposed is 50%. Max FAR permitted is .44, Proposed is .597. 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.

3. CASE# Z36-2022, TIVED LANE LLC, 114-132 TIVED LANE EAST

Applicant is seeking Preliminary and Final Site Plan approval along with Use/"D" and Bulk Variances. Applicant proposes to expand the existing warehouse which is not a permitted use in this zone. **Standards have not been met in accordance with the Master Plan.** Max building coverage permitted is 0.23, proposed is 0.50 (349,733 SF) whereas 0.36 (256,100 SF) is existing. Max lot coverage permitted is 0.4, proposed is 0.71 (504,143 SF) whereas 0.56 (393,947 SF) is existing. Max F.A.R permitted is 0.44, Proposed is 0.50. Affected property is located in the **RB Zone**, designated as Block # 795.03 / Lot # 9 on the Edison Township tax map. All noticing paperwork is in order.

4.* APPLICANT AJOURNED AND CARRIED TO OCTOBER 24, 2023 – NO RENOTICE IS REQUIRED*

CASE#Z02-2020, LAMAR ADVERTISING OF PENN LLC, 81 US HWY 1 & 101 US HWY 1

Applicant is proposing to construct a billboard on the property, this is not a permitted Use in the zone. **Standards have not been met in accordance with the Master Plan.** Applicant proposes to construct the billboard which is not a permitted use in this zone. Front yard setback permitted is 50ft, proposed is 10 ft. Max height permitted is 30ft, and proposed is 60ft. Affected property is located in the **GBH Zone**, designated as Block # 300 & 302 / Lot # 1.01 & 7.01 on the Edison Township tax map. All noticing paperwork is in order.

Closed Session: Daniel's Law

"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."