

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 October 17, 2023

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

**Minutes: September 26, 2023**

**Resolutions to be adopted:**

<b>Z03-2021</b>	<b>401 DIVISION ST LLC</b>
<b>Z09-2023</b>	<b>PHANKUMAR AND MADHAVI CHALVADI</b>
<b>Z19-2023</b>	<b>SIVAKUMAR MUTHUSANY</b>

**1. CASE# Z05-2023 JUAN GRANA, 35 MARYELLEN DR**

Bulk Variances sought to construct a 24' x 32' enclosed patio room over existing patio and allow existing patio and sheds to remain as is. **The following standards have not been met:** Max impervious coverage is permitted is 30%, proposed is 43.6%. Side yard setback required for an accessory building is 10ft, proposed is 0ft. Affected property is located in the **RA Zone**, designated as Block# 410.04, Lot# 4 on the Edison Township Tax map. All noticing paperwork is in order.

**2. CASE#Z21-2023, JHATTA HOUSE, LLC, 91 LIVINGSTON AVE**

Use Variance sought to construct a new single family home. **The following standards have not been met:** F.A.R required is 0.25, proposed is .306. Affected property is located in the **RA Zone**, designated as Block# 546.22, Lot# 5 on the Edison Township Tax map. All noticing paperwork is in order.

**3. CASE# Z26-2023, ANOOP KADIWAR, 14 ASHBROOK DR**

Bulk variances sought to construct a 467 sqft sun room addition to the existing SFD and construct a 1029 sqft new deck in the rear yard. **The following standards have not been met:** Max deck coverage permitted is 3% proposed is 8%. Max building coverage permitted is 20% proposed is 22.41%. Affected property is located in the **RBB Zone**, designated as Block# 412 Lot# 127 on the Edison Township Tax map. All noticing paperwork is in order.

**4. CASE #Z17-2023, CARE FOREVER ADC  
7 PROGRESS ST, BLOCK# 412.01 / LOT# 4.01**

Bulk and Use variances proposed to expand within the current adult daycare use in the existing building. Existing office space to be converted to adult daycare use. **Standards have not been met in accordance with the Master Plan.** Affected property is located in the **RI Zone**, designated as Block# 412.01 Lot# 4.01 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.