

**Township of Edison
Zoning Board of Adjustment
Special Meeting Agenda
October 24, 2023**

Pledge of Allegiance to the Flag
Roll Call
Minutes: October 17, 2023

Resolutions to be adopted:

Z09-2023 PHANIKUMAR AND MADHAVI CHALUVADI
Z22-2023 842 ROUTE 1, LLC

Misc. :

CASE #Z24-2023 LUCKY 7 PROPERTIES LLC, 28 PLYMOUTH PL - *IMPROPER NOTICING, NEEDS TO RENOTICE* for December 19, 2023.

1. CASE #Z23-2023 VIRAN SHAH, 1 DYLAN WAY

Applicant is seeking Bulk and Use/"D" Variances to construct an addition and attached deck. **The following standards have not been met:** Max percent building coverage required is 20%, proposed is 22.56%. Max F.A.R permitted is 37%, proposed is 38.16%. Affected property is located in the **RBB Zone**, designated as Block# 497.01, Lot #2.03 on the Edison Township tax map. All noticing paperwork is in order.

2. CASE #Z25-2023 JONATHAN SUYDAM, 16 SEYMOUR AVE

Applicant is seeking Bulk variances to construct a deck in the front yard. **The following standards have not been met:** Front yard setback required is 25ft Proposed is 19ft. Affected property is located in the **RB Zone**, designated as Block# 160.13, Lot #28 on the Edison Township tax map. All noticing paperwork is in order.

3. CASE #Z36-2022, TIVED LANE LLC, 114-132 TIVED LANE EAST *CARRIED TO NOVEMBER 21**

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. 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.

5. CASE #Z02-2020, LAMAR ADVERTISING OF PENN LLC, 81 & 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.

"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."