

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 December 18, 2023, and has been posted in the Main Lobby of the Municipal Complex on December 18, 2023.

**Township of Edison
Zoning Board of Adjustment
Regular Meeting Agenda
January 23, 2024**

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

Minutes: DECEMBER 19, 2023

Resolutions:

**Z21-2023 JHATTA HOUSE LLC, 91 LIVINGSTON AVE
Z33-2023, DEVIN MADDEN, 66 GLENNVILLE RD**

Reorganization Meeting

Nomination and appointment of Chairman to the Board.

Nomination and appointment of Vice-Chairman to the Board.

Naming Rachel Ruggiero as Secretary to the Zoning Board of Adjustment.

Nominations:

-Naming Bhavini Shah, Esq., as Attorney to the Zoning Board of Adjustment.

-Naming of Bignell Planning Consultants, Inc. as professional Planners to the Board.

-Naming of Delaware Raritan Engineering as professional Engineers to the Board.

1. CASE #Z02-2020, LAMAR ADVERTISING OF PENN LLC, 81 & 101 US HWY 1 *Carried from 10/24

Applicant is seeking Bulk and D/"USE" variances to construct a billboard on the property. **Standards have not been met in accordance with the Master Plan.** The billboard 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."