

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
Special Meeting Agenda
FEBRUARY 27, 2024**

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

Minutes: February 20, 2023

****APPLICANT IMPROPERLY NOTICED- RENOTICE REQ**

CASE #Z29-2023 TUAN NGUYEN, 23 SCHUYLER DR

****APPLICANT REQUESTED TO CARRY TO May 14, 2024**

CASE #Z24-2022, OLD POST REALTY, LLC 604 & 610 OLD POST RD

****APPLICANT REQUESTED TO CARRY TO MAY 21, 2024**

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

Resolutions:

Z44-2023 ARCHANA JOSHI - DENIAL

Z35-2023, PHOENIX REALTY & MANAGEMENT, LLC- APPROVAL

1. CASE# Z37-2023 EQUSTAR CHEMICALS LP, 340 MEADOW RD -VOTE ONLY

Applicant is seeking Bulk and D/"USE" to replace an existing accessory structure (Scrubber structure) on site. **Standards have not been met in accordance with the Master Plan.** Chemical plants are not a permitted use in this zone. Building height required is 100ft proposed is 120ft. Affected property is located in the **L1 Zone**, designated as Block # 366.02 & 302 / Lot # 16 on the Edison Township tax map. All noticing paperwork is in order.

2. CASE # Z05-2023 VISHAL RAWAL10 GENTORE CT

Applicant is seeking Bulk and Use/"D" Variances to demolish and construct a new single family home. **The following standards have not been met:** Maximum building coverage required is 15% proposed is 19%, Maximum impervious coverage required is 30% proposed is 40%, F.A.R required is 25%, proposed is 32%. Affected property is located in the **RA Zone**, designated as Block # 410.08, Lot # 29 on the Edison Township Tax map. All noticing paperwork is in order.

3. CASE # Z36-2023 GRACIELA VERA, 341 PLAINFIELD AVE

Applicant is seeking Bulk and Use/"D" variances to construct a 266 SF wood deck expansion of a non-conforming use. **The following standards have not been met:** 2 Family Residential homes are not permitted in this zone. Maximum impervious coverage required is 40%, proposed is 40.79%. Affected property is located in the **RB Zone**, designated as Block# 104.03, Lot # 15 on the Edison Township tax map. All noticing paperwork is in order.

4. CASE#Z34-2023, MOHAMMED ZUBAIR 106 JAMES STREET

Applicant is proposing Preliminary and Final Site plan approval & seeking Use/"D" and Bulk Variances to construct a 3 story medical office building. **Standards have not been met in accordance with the Master Plan:** Parking required is 45, proposed is 20. Maximum height required is 30 feet/2 story, proposed is 32.83 ft/3 story. Maximum floor area required is .25 Proposed is .344. Front yard setback required is 35 ft, proposed is 32.2 ft. Affected property is located in the **O-S Zone**, designated as Block # 631 / Lot # 12.11 on the Edison Township tax map. All noticing paperwork is in order.

5. CASE#Z38-2023, SHENOY CONSTRUCTION, LLC 12 MOYSE PL

Applicant is proposing Preliminary and Final Site plan approval & seeking Use/"D" and Bulk Variances to construct a 3 unit (1 bedroom) triplex on vacant land. **Standards have not been met in accordance with the Master Plan:** Side yard setback required is 12 ft proposed is 10 ft. Maximum floor area required is .3, proposed is .48. Triplex is not a permitted Use in this zone. Affected property is located in the **L-B Zone**, designated as Block # 430 / Lot # 18.01 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."