

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  
MARCH 26, 2024**

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

**Minutes: March 19, 2024**

**Resolutions: Z37-2023, EQUSTAR CHEMICALS LP      GRANTED**

**CASE# Z32-2023 SANJAY THAKKER, 38 JONATHAN DR \*Improper noticing, RENOTICE REQUIRED**

**1. CASE# Z02-2024 ABHIJIT GITE, 111 LIVINGSTON AVE**

Applicant is seeking Bulk and Use/"D" Variances to demolish and construct a 2-story single family home. **The following standards have not been met:** Max F.A.R permitted is 25%, proposed is 29.6% Maximum lot coverage required is 15%, proposed is 16.5% Lot width permitted is 100FT proposed is 97.92 FT. Affected property is located in the **RA Zone**, designated as Block #546.26, Lot# 8 on the Edison Township tax map. All noticing paperwork is in order.

**2. CASE #Z10-2023, EDISON MUSLIM COMMUNITY CENTER, 157 & 159 PLAINFIELD AVE**

Applicant is seeking Bulk and Use/"D" Variances for an addition and alterations to the existing dwelling to convert into a house of worship. **Standards have not been met in accordance with the Master Plan:** This is not a permitted Use in this zone. Max lot coverage is 40% proposed is 98.4% Number of parking spaces is 54 proposed is 42 spaces. Affected property is located in the **RB Zone**, designated as Block # 161.13, Lot # 1.14 & 1.13 on the Edison Township tax map. All noticing paperwork is in order.

**3. CASE #Z01-2024, 460 PLAINFIELD AVE, LLC 460 PLAINFIELD AVE**

Applicant is seeking Bulk and Use/"D" Variances to permit the use of restaurant and catering in the existing warehouse/retail strip center. **Standards have not been met in accordance with the Master Plan:** This is not a permitted Use in this zone. Max F.A.R permitted is 50%, proposed is 52% Affected property is located in the **LI Zone**, designated as Block # 3.02, Lot # 8.01 on the Edison Township tax map. All noticing paperwork is in order.

**4. CASE #Z27-2023, LINC SPORTS LLC, 3 BRUNSWICK AVE**

Applicant is seeking Bulk and Use/"D" Variances for Preliminary and Final site plan approval to construct a recreational & retail facility. **Standards have not been met in accordance with the Master Plan:** Max F.A.R permitted is 25% proposed is 28% Maximum building height is permitted is 30FT proposed is 50.33FT. Affected property is located in the **GB Zone**, designated as Block # 4.01, Lot # 22.01 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."