

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
APRIL 23, 2024**

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

Minutes: MARCH 26, 2024

****APPLICANT REQUESTED TO CARRY TO JUNE 18, 2024**

CASE #Z02-2020, LAMAR ADVERTISING OF PENN LLC, 81 & 101 US HWY 1 (Testimony began 1/23/24)

****Improper notice, Re-Notice required**

CASE#Z06-2024, GULBERG BUILDERS, LLC, 2076 WOODBRIDGE AVE

Adopting Resolution having appointed Bhavini Shah for the year 2024

Closed discussion on executive session for stipulations of court order April 5th 2024 Quick Check, Z28-2022

1. CASE #Z29-2023 TUAN NGUYEN, 23 SCHUYLER DR

Applicant is seeking Bulk and Use/ "D" Variances to construct a second story addition and 1 car attached garage on the existing SFD. **The following standards have not been met:** Side yard setback required is 6FT, proposed is 5.5Ft. Both side yard setback required is 18FT, proposed is 11.33Ft. Maximum FAR required is 40% proposed is 48.4%. Maximum impervious coverage required is 40%, proposed is 48.4%. Affected property is located in the **RB Zone**, designated as Block# 160.05, Lot # 21 on the Edison Township tax map. All noticing paperwork is in order.

2. CASE# Z28-2023 SHIRISH PATEL, 239 WEST ST

Applicant is seeking Bulk and Use/" D" Variances to construct a 2-story addition. **The following standards have not been met:** Max percent building coverage required is 20%, proposed is 25.81%. Max F.A.R permitted is 37%, proposed is 42%. Affected property is located in the **RBB Zone**, designated as Block# 917, Lot #4 on the Edison Township tax map. All noticing paperwork is in order.

3. CASE# Z04-2024, MILIND & BIJAL SHAH, 11 PHOENIX AVE

Applicant is seeking Bulk and Use/"D" Variances sought to construct an addition to the first and second floor to an existing nonconforming single-family home. **The following standards have not been met:** Single family homes are not a permitted use in this zone. Affected property is located in the LI Zone, designated as Block # 760, Lot# 1.01 on the Edison Township tax map. All noticing paperwork is in order.

NEW BUSINESS:

4. CASE #Z30-2023 PKG BUILDERS LLC, 1590 LINCOLN HWY

Applicant is seeking Bulk and Use/" D" variances 2 story mixed use building. First floor commercial, second floor residential. **Standards have not been met in accordance with the Master Plan.** Minimum lot area required is 7,500 sf, proposed is 5,000 sf. Minimum lot width required is 60FT, proposed is 50 FT. Minimum one side required is 6FT proposed is 5FT. Minimum both sides required is 18FT proposed 10FT. Maximum impervious coverage required is 65%, proposed is 72.9% Maximum FAR required is 30%, proposed is 48% Minimum parking required is 7 spaces proposed is 6 spaces. Affected property is located in the **OS1 Zone**, designated as Block# 381, Lot # 25.01 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."