

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
APRIL 30, 2024**

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

Minutes: April 23, 2024

Resolutions:

Z24-2023, LUCKY 7 PROPERTIES

Z38-2023, SHENOY CONSTRUCTION LLC

Z02-2024, ABHJIT GITE

Z03-2024, TAWHEED CTR

REQUESTED TO CARRY TO JUNE 25 2024

CASE #Z19-2021, Route 27 EDISON CHICKEN, LLC 2006 ROUTE 27

REQUESTED TO CARRY TO JUNE 25 2024

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

REQUESTED TO CARRY TO MAY 14, 2024

CASE# Z41-2023, MILLBROOK VILLAGE LLC, 97 HORIZON DRIVE

CARRYING TO LATER DATE, RE-NOTICE IS REQUIRED

CASE #Z18-2023, VISKASH KUMAR 267 SAVOY AVE

1.CASE# Z32-2023 SANJAY THAKKER, 38 JONATHAN DR

Applicant is seeking Bulk and Use/"D" Variances to construct a second story addition to the existing SFD. **The following standards have not been met:** Max F.A.R permitted is .25%, proposed is .29% Maximum lot coverage required is 15%, proposed is 17.1% Maximum impervious coverage required is 30%, proposed is 33%. Affected property is located in the **RA Zone**, designated as Block# 546.17, Lot # 18 on the Edison Township tax map. All noticing paperwork is in order.

2. CASE# Z11-2024 NIPUNBHAI PATEL, 28 TIMBER RD

Applicant is seeking Bulk Variances to construct a deck in the rear yard of the existing SFD. **The following standards have not been met:** Maximum Deck lot coverage required is 3%, proposed is 5.7% Rear yard setback required is 60FT proposed is 38FT. Affected property is located in the **RA Zone**, designated as Block# 643, Lot # 89 on the Edison Township tax map. All noticing paperwork is in order.

3. CASE #Z08-2023, NIRALI PATEL, 2116 OAK TREE RD

Applicant is proposing Preliminary and Final Site plan & seeking Bulk and Use/"D" Variances to demolish the existing SFD and construct a 2-story office with parking lot. **Standards have not been met in accordance with the Master Plan.** Combined side yard setback required is 30 ft, proposed is 25 ft., rear yard setback required is 60 ft, proposed is 25ft., Maximum floor area required is .25 Proposed is .316. Affected property is located in the OS Zone, designated as Block # 425, Lot # 7.27 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.