

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
MAY 14, 2024**

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

Minutes: April 30, 2024

Resolutions:

VISHAL RAWAL, Z05-2024

****APPLICANT REQUESTED TO CARRY TO SEPTEMBER 17, 2024**

CASE #Z24-2022, OLD POST REALTY, LLC 604 & 610 OLD POST RD (Testimony began in 2023-Carried from 02/27/24)

****APPLICANT REQUESTED TO CARRY TO JUNE 25 2024**

CASE #Z31-2023, KAUSHIK DALWADI, 47 W KNOLLWOOD RD

****APPLICANT REQUESTED TO CARRY TO JULY 30, 2024**

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

Closed discussion for Quick Check, Z28-2022

1. CASE# Z15-2024, STEPHEN WEIMER, 1 DEY PLACE, EDISON, NJ, 08817

Applicant is seeking Bulk variances to construct a second story addition to the existing SFD. **The following standards have not been met:** Maximum building coverage permitted is 23%, Proposed is 27.87%. Maximum impervious coverage permitted is 40%, proposed is 44.90%. Affected property is located in the **RB Zone**, designated as Block # 161.11, Lot # 7 on the Edison Township tax map. All noticing paperwork is in order.

2. CASE# Z07-2024, MANDRAJ RAJENDRAN & RASHMI ARAVIND, 178 FLEET AVE

Applicant is seeking Bulk and D/" USE" variances to construct a 10' X 25' sunroom addition to the existing SFD. **The following standards have not been met:** Lot coverage permitted is 23%, proposed is 25%. Max F.A.R. permitted is .44%, proposed is .47%. Affected property is located in the **RB Zone**, designated as Block # 590.16, Lot# 3.01 on the Edison Township tax map. All noticing paperwork is in order.

3. CASE# Z10-2024, ORLANDO SANTOS, 95 IDLEWILD RD

Applicant is seeking a Bulk variance to construct a detached garage. **The following standard has not been met:** Max Impervious coverage permitted is 40%, proposed is 50%. Affected property is located in the **RB zone**, designated as Block # 1116, Lot# 21 on the Edison Township tax map. All noticing paperwork is in order.

4. CASE #Z40-2023, VERIZON WIRELESS

2387 WOODBRIDGE AVE BLOCK # 265.32, LOT # 17.01

Applicant is seeking Bulk and D/" USE" variances proposing to add antennas and triplexers to the existing transmission tower, and add four cabinets in a 10' x 26' fenced area. **Standards have not been met in accordance with the Master Plan.** This is not a permitted use in this zone. Rear yard setback required is 25ft proposed is 21.2 Height required is 30 ft proposed is 102.5ft Affected property is located in the **GB Zone**, designated as Block # 265.32 & Lot # 17.01 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."