

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
MAY 21, 2024**

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

Minutes:

May 14, 2024

Resolutions:

Z01-2024, 460 PLAINFIELD AVE

****IMPROPER NOTICING, – RENOTICE IS REQ.**

CASE # Z45-2023, JUANA LOPEZ 2037 WOODBRIDGE AVE

****ADJOURNMENT REQUESTED BY APPLICANT- NO NEW DATE PROVIDED AT THIS TIME, NEW NOTICE IS REQUIRED.****

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

New Business:

1. CASE #Z05-2023 JUAN GRANA, 35 MARY ELLEN DR

Applicant is proposing bulk variances to construct a sunroom over the existing paved patio and seeking approval of 2 existing accessory sheds to remain. **The following standards have not been met: Maximum impervious coverage required is 30%, proposed is 48%. Side yard required is 10 ft, proposed is 2 ft. Rear yard requirement is 10 ft, proposed 2 ft.** Affected property is located in the **RA Zone**, designated as Block # 410.04 / Lot # 4 on the Edison Township tax map. All noticing paperwork is in order.

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

Applicant is seeking Bulk and Use/" D" Variances to propose a 2-story multi use building, commercial and residential. **The following standards have not been met: Max F.A.R permitted is 0.3%, proposed is 42%. Maximum lot coverage permitted is 65% proposed is 71.1% Minimum front yard required is 25FT proposed is 0Ft.** Affected property is located in the **O-S-2 Zone**, designated as Block# 346, Lot # 2.02 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.*