

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – September 22, 2022

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, September 22, 2022, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of September 8, 2022 Regular Meeting

The following resolutions are tentatively scheduled for adoption by the Board:

FNDZ Realty, LLC #Z22-39 Granted 9/8/22

Navneet Kauer #Z22-38 Granted 9/8/22

Postponed Until 10/6/22, Service is Preserved.

Public Hearing

Minor Site Plan/Use & Bulk Variances

#Z22-07

Block: 748.01; Lot: 19; Zone: R-6

351 West Avenue, Sewaren

Time of Action 1/18/23

Sewaren Associates, LLC

The applicant proposes to construct an outdoor seating area on concrete pavers to be used during normal business hours.

Postponed Until 10/6/22, Service is Preserved.

Public Hearing

Amended Bulk Variances

#Z22-44

Block: 450; Lot: 2.04; Zone: R-40

80 Devon Road, Colonia

Time of Action 12/1/22

Paresh Vedawala

The applicant proposes to construct a two story single family dwelling.

Public Hearing

Bulk Variances

#Z22-42

Block: 600.09; Lot: 14; Zone: R-6

85 Hillside Avenue, Woodbridge

Time of Action 11/4/22

Paulo Cateriano

The applicant is proposing to construct a shed and paver patio at a single family dwelling.

***Postponed from 8/18/22, 9/8/22.**

Public Hearing

Appeal of Zoning Officer's Decision – Legalize (2) Family Dwelling #Z22-40

Block: 527; Lot: 17; Zone: R-5

72 South Fulton Street, Woodbridge

Hurma Dauti

Time of Action 10/18/22

The applicant is appealing the Zoning Officer's Decision to legalize a two family dwelling.

Public Hearing

Bulk Variances

#Z22-19

Block: 844; Lot: 24; Zone: R1R

867 US Highway 1 South, Avenel

Bridget Scotti dba Custom Auto Body

Attorney: Robert Musto, Esq.

Time of Action 7/29/22

The applicant is seeking approval for an existing 342.89 sq. ft. storage shed.

Public Hearing

Bulk Variances

#Z22-47

Block: 504.03; Lot: 39; Zone: R-6

351 Cypress Drive, Colonia

Nidia Callejas

Time of Action 12/1/22

The applicant proposes to enclose an existing carport at a single family dwelling.

Public Hearing

Bulk Variances

#Z22-46

Block: 440.04; Lot: 39; Zone: R-6

57 Plymouth Drive, Iselin

Vruti Patel

Time of Action 12/1/22

The applicant proposes to construct a 20 ft. x 30 ft. attached garage at single family dwelling.

Public Hearing

Bulk Variances

#Z22-30

Block: 477.07; Lot: 9.03; Zone: R-40

407 New Dover Road, Colonia, NJ

Alexzia Investments 2, LLC

Attorney: Lawrence Lofaro, Esq.

Time of Action 12/1/22

The applicant proposes to construct a half of story to the existing structure, a detached carport, and an additional driveway with a 10ft. curb cut at a single family dwelling.

Public Hearing

Preliminary/Final Major Site Plan/Use and Bulk Variances

#Z22-35

Block: 243 & 247 Lot: 1 & 1.01 Zone: B-3

1002 U.S. Highway 9 North, Woodbridge

Woodbridge Hospitality Group, LLC

Time of Action 11/15/22

Attorney: Tim Arch, Esq.

The applicant is proposing modifications to the main level, mezzanine level, and rooftop terrace of the existing banquet hall.

***Postponed from 9/8/22.**

Public Hearing

Minor Site Plan/Use & Bulk Variances

#Z20-46

Block: 445.02 Lot: 7 Zone: B-6

106 Correja Avenue, Iselin NJ

Time of Action 1/20/23

RAM AND SONS PROPERTIES CORPORTATION

Attorney: Thomas W. Sharlow, Jr., Esq.

The applicant proposes to construct a two-story building with office space and a jewelry store.