

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWNSHIP OF WOODBRIDGE – July 27, 2023**

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, July 27, 2023, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of July 13, 2023 Regular Meeting

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

*Diamond Jubilee, LLC #Z22-64 Granted 5/23/23*

**Postponed Until 8/10/23, Service Preserved.**

**Public Hearing**

**Bulk Variances**

**#Z23-09**

**Block: 373.01; Lot: 8; Zone: R-6  
1235 Green Street, Iselin  
Sumit Nagpal**

**Time of Action 8/2/23**

**The applicant proposes to construct a paver patio in the backyard and side yard with a front paver walkway at a single family dwelling.**

**Postponed Until 8/10/23, Service Preserved.**

**Public Hearing**

**Minor Site Plan/Use and Bulk Variances**

**#Z23-25**

**Block: 603 Lot: 2 Zone: M-1  
185 Blair Road, Port Reading  
New Cingular Wireless PCS, LLC (AT&T)  
Attorney: Judith A. Fairweather, Esq.**

**Time of Action 11/7/23**

**The applicant proposes a 125 ft. tall ballast mounted monopole with related equipment on a cell on wheels.**

**Postponed Until 8/24/23, Service Required.**

**Public Hearing**

**Bulk Variances**

**Block: 485.03; Lot: 6; Zone: R-6**

**22 West George Place, Iselin**

**Rishi Patel**

**#Z23-05**

**Time of Action 6/30/23**

**The applicant proposes to widen the driveway to 21.5ft. in width at a single family dwelling.**

**Public Hearing**

**Bulk Variances**

**Block: 435.10; Lot: 13; Zone: R-10**

**10 North Oak Avenue, Iselin**

**Mubashir Ahmad**

**#Z22-62**

**Time of Action 6/7/23**

**The applicant proposes to construct a 40 ft. x 63.75 ft. new single family dwelling with an attached two car garage.**

**Public Hearing**

**Bulk Variances**

**Block: 438; Lot: 28; Zone: R-6**

**47 Bird Avenue, Iselin**

**Sukhwinder Singh**

**#Z23-12**

**Time of Action 7/31/23**

**The applicant proposes to construct a new three story 29.33ft. X 37.67ft. single family dwelling.**

**Public Hearing**

**Bulk Variances**

**Block: 479.05; Lot: 10; Zone: R-40**

**460 Charles Street, Iselin**

**Nishu Patel**

**#Z23-13**

**Time of Action 10/11/23**

**The applicant proposes to construct a two story single family dwelling with a three car garage.**

**Public Hearing**

**Bulk Variances**

**Block: 545; Lot: 38; Zone: RTM**

**410 Amboy Avenue, Woodbridge**

**Ekaterina St. Onge t/a Mosaic Wellness & Beauty**

**Attorney: Jacob Davidson, Esq.**

**#Z23-14**

**Time of Action 9/27/23**

**The applicant proposes to erect a double sided pylon sign 10 ft. wide and 20 ft. in height.**

