

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – October 26, 2023

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, October 26, 2023, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of October 12, 2023 Regular Meeting

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

Public Hearing

Use Variance

#Z23-19

**Block: 30.01 Lot: 40.01 Zone: B-2
165 New Brunswick Avenue, Hopelawn
Enrique Hernandez**

Time of Action 10/23/23

The applicant is proposing a 4 ft. x 8 ft. digital façade sign.

**Carried from 9/14/23 for vote only. Carried from 10/12/23 for vote only.*

Public Hearing

Bulk Variance

#Z23-31

**Block: 442.06; Lot: 6; Zone: R-6
97 Fiume Street, Iselin
Prashant P. Brahmhatt**

Time of Action 1/10/24

The applicant proposes to construct a 44'.50" x 41'.50" x 34'.75" single family dwelling.

Public Hearing

Bulk Variance

#Z23-33

**Block: 392.01; Lot: 9; Zone: R-7.5
125 Creemer Avenue, Iselin
Seema Kapoor**

Time of Action 1/14/23

The applicant proposes to construct a five bedroom single family dwelling.

Public Hearing

Bulk Variance

**Block: 578.06; Lot: 14; Zone: R-6
783 Aborn Avenue, Woodbridge
Lettni & Sons, Inc.**

#Z23-36

Time of Action 1/10/24

The applicant has revised the tree replacement plan to comply with the current tree replacement plan ordinance.

Public Hearing

Minor Subdivision/Minor Site Plan/Use and Bulk Variances

**Block: 449.10 Lot: 1495, 1497, & 1502 Zones: R-6, B-3, & R27A6
685, 687, 691 Lincoln Highway and 296 Dow Avenue, Iselin
Triforce Realty, LLC**

#Z23-20

Attorney: Thomas Sharlow, Jr., Esq.

Time of Action 12/2/23

The applicant proposes to subdivide a 24,920 sq. ft. parcel into two (2) lots. The applicant proposes a 4,920 sq. ft. new single-family dwelling on lot 1502.01 and 20,000 sq. ft. with an addition to the existing retail building on lot 1495.01.

***Carried from 9/14/23.**