

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – September 8, 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 8, 2022, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of August 18, 2022 Regular Meeting

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

Jason Mahon #Z22-27 Granted 8/18/22
John Lemieszewski #Z22-37 Granted 8/18/22
Matt Jarrett #22-33 Granted 8/18/22
Christopher Flynn #Z22-29 Granted 8/18/22
Manolin Betances Rodriguez #Z22-41 Granted 8/18/22

Postponed Until 9/22/22, Service Required

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 **Time of Action 10/18/22**
Hurma Dauti

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

Public Hearing

Bulk Variances #Z22-39
Block: 747; Lot: 13; Zone: R-15
375 Broad Street, Sewaren **Time of Action 11/5/22**
FNDZ Realty, LLC
Attorney: Timothy J. Little, Esq.

The applicant is proposing to construct a 30'x30'x15' garage at a single family rental.

Public Hearing

Bulk Variances #Z22-42
Block: 1079.10; Lot: 2; Zone: R-6
59 Birch Street, Port Reading **Time of Action 10/18/22**
Navneet Kauer

The applicant is proposing to construct a two story single family dwelling.

Public Hearing

Bulk Variances

**Block: 339.05; Lot: 72.01; Zone: R-6
93 South Oak Avenue, Fords
Cesar Savinon**

#Z22-14

Time of Action 7/29/22

The applicant proposes to construct a 24 ft. x 24 ft. detached garage at a single family residence.

***Postponed from 5/19/22, 6/23/22**

Public Hearing

Bulk Variances

**Block: 600.09; Lot: 14; Zone: R-6
85 Hillside Avenue, Woodbridge
Paulo Cateriano**

#Z22-42

Time of Action 11/4/22

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

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

Public Hearing

Minor Site Plan/Use & Bulk Variances

**Block: 548 Lot: 6 Zone: R-6
109-111 Green Street, Woodbridge
Woodbridge Board of Fire Commissioners District #1
Attorney: Christopher T. Howell, Esq.**

#Z22-15

Time For Action 12/6/22

The applicant proposes to construct a two-story attached garage for housing fire department vehicles on the first floor and a training room on the second floor. Also proposed are interior renovations, and a rear addition to the existing structure.

Public Hearing

Preliminary/Final Major Site Plan/Use and Bulk Variances

**Block: 243 & 247 Lot: 1 & 1.01 Zone: B-3
1002 U.S. Highway 9 North, Woodbridge
Woodbridge Hospitality Group, LLC
Attorney: Tim Arch, Esq.**

#Z22-35

Time For Action 11/15/22

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