

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – January 8, 2026

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, January 8, 2026, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of December 11, 2025 Regular Meeting

The following resolutions are tentatively scheduled for adoption by the Board:
Paulo & Adriana Maio #Z25-72 Granted 12/11/25

Postponed Until 1/22/26, Service Needed.

Public Hearing

Bulk Variance

#Z25-62

Block: 859.12, Lot: 33; Zone: R-6/2F

56 Avenel Street, Avenel

Time of Action 1/10/26

Sean & Jarod Buehler

The applicant proposes to expand the driveway at a two family dwelling.

**Postponed from 10/23/25.*

Postponed Until 1/22/26, Service Preserved.

Public Hearing

Bulk Variances

#Z25-75

Block: 445.03 Lot: 43; Zone: R-6

75 Fiat Avenue, Iselin

Time of Action 3/7/26

Sunil Bhojawala

The applicant proposes to construct a new single family dwelling.

***Carried from 10/13/25, Postponed from 1/8/26.*

Postponed Until 2/5/26, Service Preserved.

Public Hearing

Bulk Variances

#Z25-63

Block: 159 Lot: 61; Zone: R-6

17 Hanson Avenue, Fords

Bruno Zatti

Time of Action 1/21/26

The applicant proposes to legalize a gazebo over a concrete patio at a single family dwelling.

**Carried from 10/13/25.*

Postponed Until 2/19/26, Service Preserved.

Public Hearing

Minor Site Plan/Use and Bulk Variances

#Z25-22

Block: 404.281; Lot: 1.032; Zone: B-3

400 Green Street, Woodbridge

World Liberation Ministries, Inc.

Erica Edwards, Esq.

Time of Action 2/28/26

The applicant proposes to build a house of worship including space to be utilized for in church community outreach services.

**Postponed from 9/11/25, 9/25/25, 10/9/25. Carried from 11/13/25.*

Public Hearing

Bulk Variances

#Z25-73

Block: 392.01 Lot: 14.01; Zone: R-7.5

970 Green Street, Iselin

Venkateswaren N. Iyer

Time of Action 2/18/26

The applicant proposes to construct an 8 ft. x 15 ft. storage shed at a single family dwelling.

Public Hearing

Bulk Variance

#Z25-74

Block: 391.01 Lot: 48; Zone: R-7.5

120 Elizabeth Avenue, Iselin

Samir Shah

Time of Action 2/28/26

The applicant proposes to construct a new single family dwelling.

Public Hearing

Bulk Variances

Block: 315.09 Lot: 30.01; Zone: R-10

37 Thompson Avenue, Fords

Mercedes Ramos

#Z25-65

Time of Action 2/19/26

The applicant proposes to construct a new 2 story single family dwelling and an 11 ft. x 17 ft. open pool house.