

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – February 5, 2026

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, February 5, 2026, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of January 22, 2026 Regular Meeting

The following resolutions are tentatively scheduled for adoption by the Board:
Louis J. Erika Palmucci #Z25-58 Reconsideration Granted 1/22/26

Postponed Until 2/19/26, Service Needed.

Public Hearing

Bulk Variances

#Z25-77

Block: 343.03 Lot: 10; Zone: R-6

39 Hearthstone Avenue, Fords

Time of Action 4/28/26

Ricardo Nunez

The applicant proposes to legalize a constructed open roof structure over a deck, a 15' x 24' above ground pool, and a paver patio.

Postponed Until 2/19/26, Service Preserved.

Public Hearing

Bulk Variances

#Z25-65

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

37 Thompson Avenue, Fords

Time of Action 3/5/26

Mercedes Ramos

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

**Carried from 1/8/26*

Postponed Until 3/5/26, Service Needed.

Public Hearing

Bulk Variances

#Z25-82

Block: 442.21 Lot: 6; Zone: R-6

51 Hillcrest Avenue, Iselin

Time of Action 4/28/26

Dattatreya Kanduri

The applicant proposes to construct a walkway and widen the driveway at a single-family dwelling.

Postponed Until 3/26/26, Service Needed.

Public Hearing

Bulk Variances

#Z25-63

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

17 Hanson Avenue, Fords

Time of Action 1/21/26

Bruno Zatti

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

**Carried from 11/13/25., Postponed from 1/8/26.*

Public Hearing

Bulk Variance

#Z25-76

Block: 59.01; Lots: 276; Zone R-5

13 Ling Street, Fords

Time of Action 3/7/26

Raveen Singh

Attorney: Larry Lavender, Esq.

The applicant proposes to expand the second floor at a single family dwelling.

**Postponed from 1/22/26.*

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.

**Postponed from 1/8/26, 1/22/26.*

Public Hearing

Bulk Variances

Block: 486.05; Lot: 69; Zone: R-6

35 West Iselin Parkway, LLC

PKG Builders, LLC

Timothy Little, Esq.

#Z25-78

Time of Action 4/3/26

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

Public Hearing

Minor Site Plan/Use and Bulk Variances

Block: 413.19; Lot: 3; Zone: B-3

1247 Saint Georges Avenue, Colonia

Elrac, LLC

Greg Hock, Esq.

#Z25-57

Time of Action 2/14/26

The applicant proposes to convert an existing building into a car wash and storage area for an existing car rental business.

***Postponed from 12/11/25, 1/22/26.**