

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – February 19, 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 19, 2026, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of February 5, 2026 Regular Meeting

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

N/A

Postponed Until 3/5/26, Service is Preserved.

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, 1/8/26, & 1/22/26*

Postponed Until 3/5/26, Service is Preserved.

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 from 2/5/26.*

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.

**Carried from 1/8/26, Postponed from 2/5/26.*

Public Hearing

Minor Subdivision/Use and Bulk Variances

Block: 747 Lot: 1.01 & 1.02 Zone: R-15

350-354 Cliff Road, Sewaren

FNDZ Realty, LLC

Attorney: Timothy Little, Esq.

#Z25-69

Time of Action 2/15/26

The applicant proposes to subdivide two lots with existing duplexes and create four (4) lots along the common wall of each duplex while renovating the interior of the existing.

**Postponed from 1/22/26.*

Public Hearing

Minor Site Plan and Use Variance

Block: 501.03 Lot: 75.04 Zone: R-6/OC

805-811 Inman Avenue, Colonia

The AUM School New Jersey, LLC

Attorney: Evan N. Pickus, Esq.

#Z25-42

Time of Action 2/11/26

The applicant proposes to convert an existing building into an early childhood educational activity center/day care.

**Postponed from 1/22/26.*

Public Hearing

Minor Site Plan/Use and Bulk Variances

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

400 Green Street, Woodbridge

World Liberation Ministries, Inc.

Erica Edwards, Esq.

#Z25-22

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, Postponed from 1/8/26.**