

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWNSHIP OF WOODBRIDGE – March 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, March 5, 2026, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of February 5, 2026 Regular Meeting  
Approval of Minutes of February 19, 2026 Regular Meeting

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

*Sunil Bhojawala #Z25-75 Granted 2/5/26*  
*Raveen Singh #Z25-76 Granted 2/5/26*  
*PKG Builders, LLC #Z25-78 Granted 2/5/26*  
*ELRAC, LLC #Z25-57 Granted 2/5/26*

**Public Hearing**

**Bulk Variances**

**#Z25-82**

**Block: 442.21 Lot: 6; Zone: R-6**  
**51 Hillcrest Avenue, Iselin**  
**Dattatreya Kanduri**

**Time of Action 4/28/26**

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

*\*Postponed from 2/5/26.*

**Public Hearing**

**Bulk Variances**

**#Z25-77**

**Block: 343.03 Lot: 10; Zone: R-6**  
**39 Hearthstone Avenue, Fords**  
**Ricardo Nunez**

**Time of Action 4/28/26**

**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, 2/19/26*

**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.*

**Public Hearing**

**Bulk Variance**

**#Z26-02**

**Block: 363.02 Lot: 28 Zone: R-7.5**

**247 Wall Street, Menlo Park Terrace**

**Time of Action 5/27/26**

**Luisa Gabriele**

**The applicant proposes to construct a backyard patio at a single family dwelling.**

**Public Hearing**

**Bulk Variance**

**#Z26-01**

**Block: 440.12 Lot: 14 Zone: R-6**

**17 Powell Place, Iselin**

**Time of Action 5/27/26**

**Dhaval Patel**

**The applicant proposes to construct concrete walkways/patio and pave the driveway at a single family dwelling.**

**Public Hearing**

**Bulk Variance**

**#Z25-83**

**Block: 516.03 Lot: 668 Zone: R-6**

**41 Hayes Avenue, Colonia**

**Time of Action 4/28/26**

**Mangesh Paranjape & Devaki Sidhaye**

**The applicant proposes to construct a second story addition at a single family dwelling.**

**Public Hearing**

**Bulk Variance**

**Block: 399.04 Lot: 36 Zone: R-5  
213 Julius Street, Iselin  
Purvi & Dharmesh Desai**

**#Z25-81**

**Time of Action 4/28/26**

**The applicant proposes to construct a rear first floor addition and a second story at a single family dwelling.**

**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, 2/19/26.*

**Public Hearing**

**Minor Site Plan/Use and Bulk Variances**

**Block: 761.02; Lot: 3.01; Zone: M-1  
80 Woodbine Avenue, Avenel  
Louis J. and Erika Palmucci  
Attorney: Stephen F. Hehl, Esq.**

**#Z25-58**

**Time of Action 1/6/26**

**The applicant proposes to operate a construction business by converting an existing single family dwelling into office space with a rear parking area consisting of seven (7) space and a metal building for storage use.**