

AGENDA
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WOODBRIDGE – January 22, 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 22, 2026, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of January 8, 2026 Regular Meeting

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

Paulo & Adriana Maio Granted #Z25-72 12/11/25

Jose & Rosa Lopez Granted #Z25-71 12/11/25

Nayna Patel Granted #Z25-70 12/11/25

Venkateswaren N. Iyer #Z25-73 Granted 1/8/26

Samir Shah #Z25-74 Granted 1/8/26

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.*

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.*

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

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

Public Hearing

Minor Subdivision/Use and Bulk Variances

#Z25-69

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

350-354 Cliff Road, Sewaren

Time of Action 2/15/26

FNDZ Realty, LLC

Attorney: Timothy Little, Esq.

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.

Public Hearing

Minor Site Plan/Use and Bulk Variances

#Z25-57

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

1247 Saint Georges Avenue, Colonia

Time of Action 2/14/26

Elrac, LLC

Greg Hock, Esq.

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.*

Public Hearing

Minor Site Plan and Use Variance

#Z25-42

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

805-811 Inman Avenue, Colonia

Time of Action 2/11/26

The AUM School New Jersey, LLC

Attorney: Evan N. Pickus, Esq.

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