

**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:**

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

**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 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**

**#Z25-65**

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

**37 Thompson Avenue, Fords**

**Time of Action 2/19/26**

**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 from 2/5/26.*

**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.

*\*Postponed from 1/22/26.*

**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.

*\*Postponed from 1/22/26.*

**Public Hearing**

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

**#Z25-22**

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

**400 Green Street, Woodbridge**

**Time of Action 2/28/26**

**World Liberation Ministries, Inc.**

**Erica Edwards, Esq.**

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.*