

PLANNING BOARD AGENDA – TWP. OF WOODBRIDGE – AUGUST 25 , 2021

A meeting of the Planning Board of the Township of Woodbridge will be held at 6:00 P.M., on Wednesday, August 25, 2021 in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, NJ

Approval of Minutes from the August 11, 2021



The following resolutions have been tentatively scheduled for adoption:

Corrected Duke Realty Paddock Street Urban Renewal, LLC #P21-13 Granted 7/14/21
JAP Real Estate, LLC #P21-16 Granted 8/11/21
8 Livingston Avenue, LLC #P21-14 Granted 8/11/21
AGS Properties 1, LLC #P21-18 Denied 8/11/21

PUBLIC HEARING

Amended Preliminary/Final Major Site Plan & Bulk Variances #P21-15
Block: 235.01 & 238 Lot(s) 1.013 & 1.01 Zone: HWRA
Main Street and Mutton Hollow Road, Woodbridge, NJ
R&O WOODBRIDGE URBAN RENEWAL, LLC Time for Action 12/01/21
Attorney: Christopher H. Minks, Esq.

The Applicant proposes to amend the previous approval to include construction of three (3) separate retail/restaurant/pad buildings. Buildings F and G will be modified to contain 13,196 sq.ft. A new 2,720 sq.ft. building known as Building K has been added to the area south of Building F. Building F and K proposed to have drive through lanes with windows. Building B,C,D and E have been shifted by 6.25' to the North. The east-west portion of Vermella way was shifted slightly to the south. The parking lot behind Building A was shifted 1' closer to the south drainage basin. The amenity area around the clubhouse has been modified to improve the layout of spaces. A new internal collector driveway will be constructed to connect to the traffic control signal.

PUBLIC HEARING

Preliminary/Final Major Subdivision #P21-21
Preliminary/Final Major Site Plan & Bulk Variances
Block: 196.01 Lot: 10.01 Zone: HWRA Time for Action 12/01/21
Main Street / Antares Drive / Mutton Hollow Road, Woodbridge, NJ
R&O WOODBRIDGE URBAN RENEWAL II, LLC
Attorney: Christopher H. Minks, Esq.

The Applicant proposes to subdivide an existing parcel into two (2) new lots. On Lot 10.04, a single multi-family residential apartment building is proposed and will contain ground level parking. On Lot 10.03 will be a newly constructed 3,600 sq.ft. retail strip-mall pad building which will have an interior parking lot and driveway connection to Main Street.

PUBLIC HEARING

Minor Subdivision

Block: 518.01, Lot 63, Zone: R-6

120 Arthur Avenue, Colonia, NJ

BUTTER CONSTRUCTION & ENGINEERING, INC.

Attorney: James Clarkin, Esq.

#P21-07

Time for Action 9/30/21

Applicant proposes remove existing dwelling, garage and shed to subdivide one 25,000 sq.ft. Lot into two (2) Lots: 12,500 sq.ft., new single-family dwellings on each.