

**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:**

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 UBAN 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 UBAN RENEWAL II, LLC**

**Attorney: Christopher H. Minke, 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 8/11/21**

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.