

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWNSHIP OF WOODBRIDGE – March 23, 2023**

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, March 23, 2023, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of February 23, 2023 Regular Meeting

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

*Mohammed Naeem #Z22-61 Granted 1/26/23*

*Mehdi Abdollahi #Z22-57 Denied 2/23/23*

*Ynes Moran #Z23-02 Granted 2/23/23*

*AIM Investment Group, LLC #Z22-66 Granted 2/23/23*

**Postponed Until 4/27/23, Service Preserved.**

**Public Hearing**

**Bulk Variances**

**#Z22-62**

**Block: 435.10; Lot: 13; Zone: R-10**

**10 North Oak Avenue, Iselin**

**Time of Action 6/7/23**

**Mubashir Ahmad**

The applicant proposes to construct a 40 ft. x 63.75 ft. new single family dwelling with an attached two car garage.

**Public Hearing**

**Bulk Variance**

**#Z21-48**

**Block: 856.15 Lot: 11 Zone: R-6**

**50 Westside Avenue, Avenel**

**Time of Action 3/15/23**

**Veronica Vasquez**

The applicant proposes to construct a 17ft. x 17ft. gazebo & install a paver patio.

**\*Carried from 11/10/22, 1/26/23, Postponed from 3/9/23.**

**Public Hearing**

**Bulk Variances**

**#Z22-65**

**Block: 392.07; Lot: 6.02; Zone: R-7.5**

**132 Bloomfield Avenue, Iselin**

**Time of Action 5/25/23**

**Navin Hadge**

The applicant proposes to construct a two story single family dwelling.

**\*Postponed from 3/9/23.**

**Public Hearing**

**Bulk Variances**

**Block: 825; Lot: 3; Zone: R1R**

**210 Minna Avenue, Avenel**

**Gary Shaffer**

**Attorney: Evan N. Pickus, Esq.**

**#Z22-58**

**Time of Action 4/19/23**

**The applicant proposes to construct a 1 story frame two car garage to be connected to an existing shed at a single family dwelling.**

**\*Postponed from 1/26/23, 3/9/23.**

**Public Hearing**

**Bulk Variances**

**Block: 406.03; Lot: 1; Zone: R-6**

**95 Willry Street, Woodbridge**

**Nelson Breining**

**#Z23-01**

**Time of Action 5/25/23**

**The applicant proposes to construct a 12 ft. x 12.6 ft. x 11.4 ft. pergola at a single family dwelling.**

**Public Hearing**

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

**Block: 687 Lot: 1, 2, 3.01, & 4.01 Zone: R-15**

**551, 555 & 561 West Aveune, Sewaren**

**THE ARCHES AT SEWAREN, LLC**

**Attorney: Kenneth L. Pape, Esq.**

**#Z22-24**

**Time of Action 3/10/23**

**Request for Reconsideration.**