

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWNSHIP OF WOODBRIDGE – July 13, 2023**

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, July 13, 2023, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

Approval of Minutes of June 29, 2023 Regular Meeting

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

**Postponed Until 7/27/23, Service Required.**

**Public Hearing**

**Bulk Variances**

**#Z23-14**

**Block: 545; Lot: 38; Zone: RTM**

**410 Amboy Avenue, Woodbridge**

**Time of Action 9/27/23**

**Ekaterina St. Onge t/a Mosaic Wellness & Beauty**

**Attorney: David Jacobson, Esq.**

The applicant proposes to erect a double sided pylon sign 10 ft. wide and 20 ft. in height.

**Postponed Until 8/24/23, Service Preserved.**

**Public Hearing**

**Bulk Variances**

**#Z23-10**

**Block: 419.05; Lot: 23; Zone: R-6**

**229 North Hill Road, Colonia**

**Time of Action 7/31/23**

**Matthew Gallagher**

The applicant proposes to construct a three story 42ft. x 42ft. x 35ft. single family dwelling.

**Public Hearing**

**Bulk Variances**

**#Z23-18**

**Block: 476.01; Lot: 13.02; Zone: R-40**

**14 Stratford Drive, Colonia**

**Time of Action 9/27/23**

**Surinder Singh**

The applicant proposes to construct a 115 ft. wide semi-circular driveway at a single family dwelling.

**Public Hearing**

**Bulk Variances**

**Block: 23.03; Lot: 24; Zone: R-6/2F**

**70 Glenn Drive, Keasbey**

**Lucy Mejia**

**#Z23-17**

**Time of Action 9/27/23**

**The applicant proposes to construct a 15'17" x 17'4 1/2" rear sunroom addition over an existing deck on the lower unit of a two family dwelling.**

**Public Hearing**

**Use and Bulk Variances**

**Block: 449.10 Lot: 1505 Zone: R27A6**

**705 Lincoln Highway, Iselin**

**Richard Mularz dba Ram Performance, LLC**

**Attorney: Timothy J. Little, Esq.**

**#Z23-15**

**Time For Action 10/12/23**

**The applicant proposes restriping of parking area and new fencing. No change to the existing automotive use proposed.**