

**PLANNING BOARD AGENDA – TWP. OF WOODBRIDGE – NOVEMBER 8, 2023**

A meeting of the Planning Board of the Township of Woodbridge will be held at 6:00 P.M., on Wednesday, November 8, 2023 via Conference Call (732) 602-6055 Passcode 629806.

Approval of Minutes from the October 25, 2023 Regular Meeting

***The following resolutions have been tentatively scheduled for adoption:***

*101 New Brunswick Realty, LLC #P23-07 Granted 10/25/23  
ASA Services LLC #P23-12 Granted 10/25/23  
Guarang Bhupakar #P23-16 Granted 10/25/23*

**POSTPONED TO DECEMBER 13, 2023  
Service Preserved**

**PUBLIC HEARING**

**Minor Site Plan and Bulk Variances**

**#P22-30**

**Block: 448.22; Lot 1270 Zone: IL**

**425 Lincoln Highway, Iselin, NJ**

***Time of Action 12/2/2023***

**Anaika Realty, LLC**

**Bernard Shihar, Esq.**

Applicant proposes to renovate property for retail, storage and office with parking lot. Two buildings are proposed to be constructed for art sales.

**PUBLIC HEARING**

**Preliminary/Final Major Site Plan**

**#P23-09**

**Block: 434.01 Lot: 1.01 Zone: MRD**

**101 Middlesex-Essex Turnpike, Iselin**

***Time for Action 2/20/2024***

**DOR Woodbridge Urban Renewal, LLC**

**Attorney: Chris Minks, Esq.**

Applicant proposes a five-story structure (four residential floors over ground floor and basement level parking) Building "A" with a total of 248 units and an 8-story 260,7558 square foot medical office Building "B", which includes 10,672 square feet of retail space and parking of four levels. The project also proposes reorganization of the bus and "kiss and ride" areas. The two existing parking structures will remain with the west deck undergoing modifications. A pedestrian bridge is proposed connecting the west deck to Building "B".