

**PLANNING BOARD AGENDA – TWP. OF WOODBRIDGE – OCTOBER 6, 2021**

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

Approval of Minutes from the September 22, 2021



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

AMENDED R&O WOODBRIDGE URBAN RENEWAL II, LLC #P21-21 Granted 8/25/21

**PUBLIC HEARING**

Amended Preliminary/Final Major Site Plan and Bulk Variances #P19-27  
Block: 367 Lot 1.04 Zone: R1A17  
3 Ronson Road, Iselin, NJ Time for Action 12/8/21  
SAMTD ACQUISITIONS WOODBRIDGE URBAN RENEWAL, LLC  
Attorney: Ronald L. Shimanowitz, Esq.

The applicant proposes to amend previous approval to make changes to Building 4, including the elimination of basement level parking, increasing the first floor parking area and an overall reduction from 101 parking spaces in Building 4 to 60 spaces. Total square feet of Building 4 is proposed to be reduced from 207square feet, 332 square feet to 176,468 square feet. The retail space area is proposed to be reduced from 4,000 square feet to 2,100 square feet.

**PUBLIC HEARING**

Minor Site Plan #P21-22  
Block: 20 Lot 1.014 Zone 51NBA  
51 New Brunswick Avenue, Fords Time for Action 10/16/21  
Woodmont Industrial NBA Urban Renewal, LLC  
Attorney: Jennifer Mazaway, Esq.

The applicant proposes to remove all existing structures and construct a new 54,113 square foot warehouse facility including a 2,400 square foot office area, vehicle and truck parking area, truck court and loading docks.

**PUBLIC HEARING**

Minor Subdivision and Bulk Variances  
Block: 624 Lot 344 Zone: R-6 Flood Zone #P21-23  
98 Sixth Avenue, Port Reading NJ  
KADRI GEDELEC Time for Action 12/22/21  
Attorney: Chris A. Nelson

The applicant proposes to subdivide a 10,000 square foot lot into two (2) 50' x 100' parcels. One lot will retain the existing single-family dwelling, and on the other lot, a new single-family dwelling is proposed.

**PUBLIC HEARING**

**Preliminary/Final Major Site Plan and Bulk Variances #P21-10**

**Block: 201 Lot 11,12,13,14 Zone: B-3**

**306 US HIGHWAY 9, NORTH**

**Time for Action 1/12/22**

**WOODBIDGE UE, LLC**

**Attorney: Stephen Hehl, Esq.**

Applicant proposes to demolish the existing restaurant building and construct a new 5, 256 square foot drive-through restaurant, having 2 drive through lanes.

**PUBLIC HEARING**

**Minor Site Plan and Bulk Variances**

**#P21-25**

**Block: 974 Lot 16 Zone: M-1**

**80 Essex Avenue East, Avenel, NJ**

***Time for Action 01/22/2022***

**FEDEX GROUND PACKAGE SYSEM, INC.**

**Attorney: Antimo A. Del Vecchio, Esq.**

Applicant proposes to redo the security fencing at the Essex Avenue East site and make changes to the parking and tractor trailer dock parking area along the existing warehouse building.