

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
January 28, 2025
at 6:30 P.M.

Order of agenda subject to change at the discretion of the Chairman

The public will be able to view this meeting via the following YouTube link:
<https://www.youtube.com/@monroetownship>

I. Call to order 6:30 P. M

II. Salute to the Flag

III. ANNOUNCE SUNSHINE LAW: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:

Posted on the Bulletin Board of the Office of the Township Clerk;

Posted on the Bulletin Boards within the Municipal Complex;

Printed in the Home News Tribune and Cranbury Press on December 27, 2024;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

IV. Roll Call

Vincent LaFata, Chairman
Kelly Carey, Vice Chairwoman
Marino Lupo
Louis Masters
Gary I. Busman
Rajani Karuturi
Donato Tanzi,
Arnold Jaffe, Alternate #1
Thomas Kole, Alternate #2
Gerry Guidice, Alternate #3
, Alternate #4

V. Minutes of Regular Meeting held December 3, 2024.

- **Election of Zoning Board Appointees and Zoning Board Professionals and adoption of rules and regulations and meeting dates.**

VI. Applications

BA-5253-24
Carried without
notice to 1/28/25

TJS Venture, LLC
Request for Preliminary and Final Site Plan and Use Variance.
164 Applegarth Road
(Block 13, Lot 10)
Zone : R-3A
Represented W. Toto
Certified Complete on November 18, 2024
(Expiration date 03/18/2025)
Description: Use Variance for expansion of non-conforming use.
Existing Warehouse and Office Building.

BA-5251-24

257 Applegarth, LLC
Request for Use Variance
257 Applegarth Road
(Block 26, Lots 16 & 18)
Zone: NC
Represented by K. Pape
Certified Complete on December 9, 2024
(Expiration date 04/08/2025)
Description: Proposed Use 2 retail buildings in the NC zone (14,000
each) and an office flex/commercial/light industry buildings (20,855
square feet) and 2 residential lots in the R-30 zone.

VII. Memorialization

BA-5239-23 NJ Karz, LLC and Monroe 568, LLC

VIII. Discussion Items

Applicant requests extension of approval for Monroe Solar Farm, LLC file
(BA-5187-20).

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
February 25, 2025**