

**AGENDA**  
**Township of Monroe Zoning Board**  
**Zoning Board Meeting**  
**February 25, 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 January 28, 2025.**

## VI. Applications

**BA-5251-24**

Carried without  
notice to 3/25/2025

**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.

**BA-5249-24**

**Esposito Construction, LLC**

Request for Final Site Plan

20 Federal Road  
(Block 31, Lot 1)

Zone : RR-FLP

Represented L. Sachs

Certified Complete on February 6, 2025

(Expiration date 03/23/2025)

Description: Contractors Maintenance and Facility Yard.

**BA-5254-24**

**Parker at Monroe, Inc.**

Request for Use Variance with Preliminary and Final Site Plan  
with Bulk Variances

395 Schoolhouse Road  
(Block 52, Lot 4.27)

Zone: R-30

Represented by B. Smith

Certified Complete on February 6, 2025

(Expiration date 06/06/2025)

Description: Expand Licensed Nursing Car, Assisted Living Residences and Adult Day Care. Adding 24,968 sf of building containing 16 beds and adult day care as well as adding 54 additional parking spaces.

**BA-5255-24**

**Springpoint at Monroe Village, Inc.**

Request for Use Variance with a Minor Site Plan

One David Brainerd Drive  
(Block 58, Lot 17.03)

Zone: R-20

Represented by J. Pape

Certified Complete on February 6, 2025

(Expiration date 06/06/2025)

Description: Proposed recreational facilities, including backyard garden, pickleball court and other activities.

**VII. Memorialization**

BA-5253-24

TJS Venture, LLC

**VIII. Discussion Items**

**IX. Public Portion**

**X. Correspondence**

**XI. Adjournment**

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