

**AGENDA**  
**Township of Monroe Planning Board**  
**Planning Board Meeting**  
**May 22, 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:**

Hemant Patel, Mayor's Representative

Miriam Cohen, Councilwoman

Marc Gaffrey, Chairman

David Rothman, Vice Chairman

Greg Slavicek

Roslyn Brodsky

Manish Patel

Carol Damiani

Jay Weiner

Dr. Alton Kinsey, Alt. #1

, Alt. #2

**V. Minutes of Regular Meeting held April 24, 2025.**

**VI. Applications**

**PB-1267-25 Solar Photovoltaic System Arrays and Associated Improvements to be constructed at the following locations:**  
Monroe Township High School, 200 Schoolhouse Road  
(Block 59, Lot 1.03)  
Oak Tree Elementary School, 226 Applegarth Road  
(Block 14, Lot 10.69)  
Applegarth Elementary School, 227 Applegarth Road  
(Block 15, Lot 15.01)  
Description: **Courtesy Review** (Capital Review Solar project.)

**PB-1263-24 302 Spotswood Englishtown Rd., LLC**  
Request for Minor Site Plan with Bulk Variances  
302 Spotswood Englishtown Road  
(Block 152, Lot 1)  
Zone: NC  
Represented Lawrence Sachs  
Certified Complete on May 5, 2025  
(Expiration date 09/02/2025)  
Description: Retail strip mall with undefined parking.

**VII. Memorialization**

No resolutions to be adopted.

**VIII. Public Portion**

**IX. Discussion Items**

**X. Correspondence**

**XI. Adjournment**

**Next Regular Planning Board Meeting:  
June 26, 2025**