

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
December 3, 2024
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 29, 2023;

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
, Alternate #2
Thomas Kole, Alternate #3
Gerry Guidice, Alternate #4

V. Minutes of Regular Meeting held October 29, 2024.

VI. Applications

BA-5239-23 NJ Karz, LLC and Monroe 568, LLC
Request for Use Variance.
564 Englishtown Road
(Block 36, Lots 19 and 20)
Zone: NC
Represented W. Toto
Certified Complete on June 14, 2024 (Carried from 6/25/2024)
(Expiration date 10/12/2024)
Description: Continue operating automobile salvage yard, a
grandfathered pre-existing non-conforming use.
Carried without notice from the 10/29/2024 meeting
to the 12/03/2024 meeting.

BA-5253-24 TJS Venture, LLC
Request for 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.

VII. Memorialization

No resolutions to be adopted.

VIII. Discussion Items

Applicant requests an extension of time for file **(BA-5236-23)** Springpoint at
Monroe Village, Inc. (Block 58, Lot 17.03)

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
January 28, 2025**