

**TOWNSHIP OF MONROE
ZONING BOARD MINUTES
MINUTES OF REGULAR MEETING**

April 25, 2023

Meeting called to order at 6:30 P.M. by Chairman Vincent LaFata who led the salute to the Flag.

Chairman Vincent LaFata read the Sunshine Law as follows: 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 January 1, 2023 on the Bulletin Board of the Office of the Township Clerk, Municipal Complex, 1 Municipal Plaza, and remains on file at that location for public inspection;

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 30, 2022;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman Vincent LaFata, Vice Chairwoman Carol Damiani, Mr. Marino Lupo, Mr. Louis Masters, Mr. Gary Busman, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, Alternate #3 Thomas Kole and Alternate #4 Dr. Alton Kinsey. Also present for the Board were Attorney Peter Vignuolo, Engineer Mark Rasimowicz, Planner Mika Apte and Acting Director of Planning & Environmental Mr. Joe Stroin.

MEMBERS ABSENT: Ms. Rajani Karuturi and Alternate #2 Mr. Manmeet Singh Viridi.

A motion to approve the **March 28, 2023 Minutes** made by Vice Chairwoman Carol Damiani and seconded by Mr. Louis Masters and passed with Chairman Vincent LaFata, Mr. Gary Busman and Mr. Donato Tanzi abstaining.

BA-5222-22 **Ravishanker Kovi; Request for Bulk Variance; Block 62.05, Lot 6; Located at 43 Keswick Circle, in the R-20 Zone**

Carried to the May 30, 2023 meeting with notice.

BA-5225-22 **Hikmet Siglam; Request for Final Site Plan; Block 75, Lot 9; Located at 151 Pergola Avenue in the NC Zone**

Carried to the May 30, 2023 meeting with notice.

MEMORIALIZATION

BA-5216-22 **Concordia MZL, LLC c/o KPR Centers, LLC**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Arnold Jaffe and passed with Chairman Vincent LaFata, Mr. Gary Busman, Mr. Donato Tanzi and Dr. Alton Kinsey abstaining.

BA-5231-22 **283 Applegarth Realty, LLC**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Louis Masters and passed with Chairman Vincent LaFata, Mr. Gary Busman and Mr. Donato Tanzi abstaining.

BA-5187-20 **Monroe Solar Farm, LLC**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Louis Masters and passed with Chairman Vincent LaFata, Mr. Gary Busman and Mr. Donato Tanzi abstaining.

BA-5220-22 **Waterside Monroe Realty, LLC**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Louis Masters and passed with Chairman Vincent LaFata, Mr. Gary Busman and Mr. Donato Tanzi abstaining.

PUBLIC PORTION

(None.) A motion to close public portion of the meeting made by Mr. Louis Masters and seconded by Vice Chairwoman Carol Damiani and passed unanimously by all members of the Board present.

CORRESPONDENCE

A motion made at 6:36 pm to enter into Executive/ Closed Session made by Mr. Louis Masters and seconded by Vice Chairwoman Carol Damiani and passed unanimously by all members of the Board present.

A motion made at 6:44 pm to return to the public meeting made by Mr. Donato Tanzi and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

A motion to **adjourn** at 6:45 p.m. made by Mr. Gary Busman and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

Respectfully submitted,

LAURA ZALEWSKI
ZONING BOARD SECRETARY