

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

January 26, 2023

Meeting called to order at 6:30 P. M. by Attorney Jerome Convery who led the salute to the Flag.

Laura Zalewski 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 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 January 3, 2020;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Mr. Michael Markel, Councilman Terence Van Dzura, Mr. March Gaffrey, Mr. David Rothman, Mr. John Riggs, Ms. Karem Polidoro, Mr. Kevin McGowan, Ms. Roslyn Brodsky. Mr. Manis Patel. Also present for the Board were Attorney Jerome Convery, Planner Mike Apte, Engineer Mark Rasimowicz and Acting Director of Planning Mr. Joe Stroin.

MEMBERS ABSENT: Ms. Oruj Qureshi.

NOMINATIONS:

Motion to appoint Mr. Marc Gaffrey as Planning Board Chairman made by Mr. Kevin McGowan and seconded by Ms. Roslyn Brodsky and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Ms. Karen Polidoro as Planning Board Vice-Chairman made by Councilman Terence Van Dzura and seconded by Mr. David Rothman and passed unanimously by all members present. (Nominations closed.)

Motion to appoint Mr. Jerome Convery as Board Attorney made by Councilman Terence Van Dzura and seconded by Mr. David Rothman and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Mr. Mark Rasimowicz of Center State Engineering as Board Engineer made by Mr. David Rothman and seconded by Mr. Kevin McGowan and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Center State Engineering as Engineering Consultant made by Ms. Karen Polidoro and seconded by Mr. Kevin McGowan and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Mr. Rob Russo and MS. Malavika Apte of CME Associates as Board Planner made by Mr. Kevin McGowan and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Ms. Laura Zalewski as Board Secretary made by Mr. John Riggs and seconded by Mr. David Rothman and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to adopt the Rules and Regulations of the Planning Board made by Ms. Karen Polidoro and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

Motion to adopt the dates for 2022 for the Planning Board, made by Ms. Karen Polidoro and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

A motion to approve the November 30, 2022 Minutes made by Mr. Kevin McGowan and seconded by Councilman Terence Van Dzura and passed with Mr. Paluri, Mr. Patel and Mr. Markel abstaining.

PB-1244-22 Forever Iron Doors, LLC; Request for Preliminary Site Plan with Bulk Variances; Block 3, Lot 11; Located at 922 Route #33, in the HD Zone

Represented by Walter Toto who stated he has 5 witnesses this evening.

Mr. Barry Kaufmann, owner, the business is of custom doors and railings. I have been in business four years. Main headquarters in located in Marlboro on Route 9. We rent a warehouse in Englishtown. There are other facilities in Long Island, Charlotte, North Carolina and in Boca Raton, Florida. This site will not be a showroom, that is in Marlboro on Route 9. There will not be any hazardous materials. The office will have 2-3 employees, there will be 2 for deliveries and 2 in the warehouse, at a max of 8 employees. Three box trucks and 3-4 tractor trailer deliveries for the month. No fabrication on site.

Mr. Frank Antisell, applicant's Engineer described the site plan in detail (exhibit A1). There are several variances requested for lot area, depth, side yard and buffer. Also, for parking in a front yard. Described the trash location and the parking lay out. Agrees to the board's professional reports.

Mr. Patrick Downey, applicant's Traffic Engineer described in detail the flow of the traffic into the site and leaving the site.

Mr. Kurt Ludwig, applicant's Architect described the building in detail (exhibit A2).

Mr. Mark Remsa, applicant's Planner, detailed the variances and design exceptions.

PUBLIC:

Mr. Michael Bekas, asked if there would be a decel lane into the site. Described how Renaissance on 33 has a problem.

A motion to close public portion made by Mr. Kevin McGowan and seconded by Me. John Riggs and passed unanimously by all members of the board present.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated December 2, 2022.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated January 12, 2023.

Motion to approve made by Mr. John Riggs and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

MEMORIALIZATION

PB-1248-22 **Robert and Dorene McDaid**, a motion to approve made by Councilman Terence Van Dzura and seconded by Ms. Karen Polidoro and passed with Mr. John Riggs abstaining.

PB-1246-22 **Apple Realty, LLC**, a motion to approve made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed with Mr. John Riggs abstaining.

PB-1247-22 **Farrington Boulevard, LLC**, a motion to approve made by Councilman Terence Van Dzura and seconded by Ms. Karen Polidoro and passed with Mr. John Riggs abstaining.

PUBLIC PORTION

(No public wished to be heard.)

A motion to close the public portion of the meeting made by Mr. David Rothman and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

DISCUSSION

A motion to approve reaffirmation of minor subdivision for PB-1132-15 (Conifer Realty, LLC aka Vet Housing) made by Mr. John Riggs and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

A motion to adjourn at 8:23 p.m. made by Ms. Roslyn Brodsky and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**