

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

**June 27, 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 Mr. 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 Mr. Manmeet Singh Viridi.

A motion to approve the **May 30, 2023 Minutes** made by Mr. Lou Masters and seconded by Vice Chairwoman Carol Damiani and passed with Mr. Thomas Kole 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 August 29, 2023 meeting with notice.

**BA-5232-23                    Mitrashimi Patel; Request for Bulk Variance; Block 14.06, Lot 22;  
Located at 46 Sheller Drive, In the PRD-AH Zone**

Carried to the July 25, 2023 meeting with notice.

**BA-5235-23                    Jared Abrahamson; Request for Bulk Variance; Block 103, Lot  
31.02; Located at 78 East Lincoln Avenue, In the R-10 Zone**

Represented by Walter Toto who stated this application is for a bulk variance to construct a detached garage on a residential lot. The homeowner, Mr. Jared Abrahamson, wishes to store vehicles. There is a proposed driveway to access the garage.

Mr. Abrahamson stated he has owned the house since May 2022. The garage is to store classic cars as well as normal household outdoor equipment. Also, there will be a lift installed inside the garage. The driveway will be expanded to the garage for access. There will be no vehicle repairs or auto-body work in the garage.

Mr. Remsa described the subject property in detail and surrounding lands. He described the variance and why it could be granted. He stated granting of the variance would substantially outweigh any detriments and there would be no negative impacts to the surrounding properties from the proposed improvements.

Mr. Marino Lupo asked if there would be a snow roof and the applicant stated that is something to look into.

Ms. Carol Damiani asked if there would be lights on the building. The applicant stated same as any residential lights.

MR. Donato Tanzi asked what the lift would be used for. The applicant stated for additional storage of a vehicle.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated June 23, 2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated May 18, 2023.

(No public wished to be heard on this application. Public portion closed.)

Motion to approve made by Mr. Marino Lupo and seconded by Mr. Lou Masters and passed unanimously by all members of the Board present.

**BA-5234-23**            **Thor Investments, LLC; Request for Use Variance and Preliminary and Final Site Plan and Bulk Variances; Block 39, Lot 4; Located at 381 Mounts Mill Road, In the NC Zone**

(See attached transcript.)

Motion to approve Use Variance and Preliminary Site Plan and Bulk Variances only made by Mr. Marino Lupo and seconded by Mr. Lou Masters and passed unanimously by all members of the Board present.

#### **MEMORIALIZATION**

**BA-5223-23**            **Qazi Arshad Mahmud**, a motion to approve made by and seconded by and passed unanimously by all members of the Board present.

**BA-5225-22**            **Hikmet Siglam**, a motion to approve made by and seconded by and passed unanimously by all members of the Board present.

**BA-5226-22**            **Orion II Monroe 8A Logistics Center II, LLC – Brookfield Properties**, a motion to approve made by and seconded by and passed unanimously by all members of the Board present.

A motion to adjourn at 9:35 p.m. made by Mr. Lou Masters and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI**  
**ZONING BOARD SECRETARY**