

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

March 28, 2023

Meeting called to order at 6:30 P.M. by Vice Chairwoman Carol Damiani who led the salute to the Flag.

Vice Chairwoman Carol Damiani 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: Vice Chairwoman Carol Damiani, Mr. Marino Lupo, Mr. Louis Masters, 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: Chairman Vincent LaFata, Mr. Gary Busman, Ms. Rajani Karuturi, Mr. Donato Tanzi and, Alternate #2 Mr. Manmeet Singh Virdi.

A motion to approve the **January 31, 2023 Minutes** made by Mr. Arnold Jaffe and seconded by Mr. Thomas Kole and passed unanimously by all members of the Board present.

BA-5216-22 **Concordia MZL, LLC c/o KPR Centers, LLC; Request for Use Variance with Preliminary and Final Subdivision and Preliminary and Final Site Plan and Bulk Variances; Block 27.02, Lot 27.01; Located at 1600 Perrineville Road, In the PRC Zone**

Motion to Dismiss without Prejudice made by Mr. Marino Lupo and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

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 April 25, 2023 meeting with notice.

BA-5231-22 283 Applegarth Realty, LLC; Request for Final Site Plan; Block 20.02, Lot 26; Located at 283 Applegarth Road, in the R-30 Zone

Represented by Walter Toto who stated this application is seeking final site plan. WE have addressed all concerns of preliminary.

Mr. Doug Hanley, applicant's Engineer addressed the 2-story medical office addressed the parking and also stated the County has required sidewalk along the frontage. We have revised the lighting plan and addressed the wall signage.

Mr. Mark Remsa, applicant's Planner addressed the 2 variances for impervious lot coverage and parking size. Addressed the C-2 Variance. This is a terrific plan with balancing the stormwater and parking spaces.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated 2/27/2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated 2/9/2023.

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

BA-5187-20 Monroe Solar Farm, LLC; Request for Amended Use Variance with Preliminary and Final Site Plan and Minor Subdivision; Block 49, Lot 18.01; located on Hoffman Station Road, in the R-60 Zone

(See attached transcript.)

BA-5220-22 Waterside Monroe Realty, LLC; Request for Use Variance with Bulk Variances; Block 27, Lot 9.04; Located at 1 Overlook Drive, in the PRC Zone

(See attached transcript.)

MEMORIALIZATION

BA-5214-21 Esposito Construction, LLC, a motion to approve made by Mr. Louis Masters and seconded by Mr. Marino Lupo and passed unanimously by all members of the Board present.

BA-5223-22 **Patrick Mahon**, a motion to approve made by Mr. Arnold Jaffe and seconded by Mr. Marino Lupo and with Mr. Louis Masters abstaining.

DISCUSSION

A motion to approve resolution for litigation and non-escrow matters made by Mr. Arnold Jaffe and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

A motion to adjourn at 9:15 p.m. made by Mr. Marino Lupo and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

Respectfully submitted,

LAURA ZALEWSKI
ZONING BOARD SECRETARY