

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

**May 30, 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, Ms. Rajani Karuturi, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, Alternate #2 Mr. Manmeet Singh Viridi and Alternate #4 Dr. Alton Kinsey. Also present for the Board were Attorney Peter Vignuolo, Engineer Mark Rasimowicz, Planner Mika Apte and Director of Planning & Environmental Mr. Joe Stroin.

**MEMBERS ABSENT:** Alternate #3 Thomas Kole.

A motion to approve the **April 25, 2023 Minutes** made by Mr. Louis Masters and seconded by Mr. Donato Tanzi and passed with Ms. Rajani Karuturi 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 June 27, 2023 meeting with notice.

**BA-5223-22**

**Qazi Arshad Mahmud, Request for Bulk Variance; Block 106.95,  
Lot 4; Located at 2 Chestnut Court, in the R-60 Zone**

Mr. Mahmud stated he lives on a corner lot and would like to install a fence along his property line for safety reasons. It will be six feet high, aluminum fence.

(No public wanted to be heard.)

A motion to close the public portion of this application, made by Chairman Vincent LaFata and seconded by Ms., Carol Damiani 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 5/4/2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated 5/5/2023.

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

**BA-5225-22**

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

(Vice Chairwoman Carol Damini recused herself.)

Represented by Mr. Peter Licata, who stated this application is seeking final approval. Preliminary approval was received from this Board last year.

Mr. John Dupont, applicant's Engineer, stated there are no changes from preliminary approval. To clarify, the parking spaces will comply at 10x20, so no variance is requested. We will comply with the Board's professional's reports.

(No public wanted to be heard.)

A motion to close the public portion of this application, made by Mr. Gary Busman and seconded by Mr. Louis Masters 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 4/20/2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated 5/11/2023.

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

**BA-5226-22**

**Orion II Monroe 8A Logistics Center II, LLC – Brookfield Properties; Request for Use Variance with Preliminary and Final Site Plan and Preliminary and Final Subdivision with Bulk Variances; Block 82, Lots 2.02 p/o 3.01, 4.01, 4.02 and Block 82.15, Lots 19-42; Located on Cranbury South River Road in the R-30 Zone.**

(See attached transcript.)

#### **MEMORIALIZATION**

(No resolutions to be adopted.)

#### **PUBLIC PORTION**

Ms. Michelle Arminio asked if the Board consider, when a warehouse does come in for approval, the truck parking. Instead of granting a variance for a larger warehouse, have more truck parking so these truck drivers are not getting ticketed.

A motion to **adjourn** at 9:35 p.m. made by Mr. Marino Lupo and seconded by Mr. Gary Busman and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI  
ZONING BOARD SECRETARY**