

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

April 30, 2024

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 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 29, 2023;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman Vincent LaFata, Vice Chairwoman Kelly Carey, Mr. Louis Masters, Mr. Gary Busman, Ms. Rajani Karuturi, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, Alternate #3 Mr. Thomas Kole and Alternate #4 Mr. Gerry Guidice. Also present for the Board were Attorney Peter Vignuolo, Engineer Mark Rasimowicz, Planner Mika Apte and Director of Planning & Environmental Mr. Kevin McGowan.

MEMBERS ABSENT: Mr. Marino Lupo.

A motion to approve the **March 26, 2024 Minutes** made by Mr. Gary Busman and seconded by Mr. Thomas Kole and passed with Ms. Kelly Carey and Ms. Rajani Karuturi abstaining.

BA-5242-23 **Concordia MZL, LLC c/o Stan Glantz c/o KPR Centers, LLC;
Request for Use Variance with Preliminary & Final Subdivision
and Preliminary & Final Site Plan with Bulk Variances; Located
at 1600 Perrineville Road; Block 27.02, Lot 27.01 in the PRC
Zone**

(Carried to the May 28, 2024 meeting without notice.)

**BA-5244-23 Sukhminder Kaur; Request for Bulk Variance; Block 33, Lot 6.05;
Located at 6 Elm Ridge Court, In the R-3A Zone**

Mr. Singh, 2 Elm Ridge Court. Stated they want a fence higher than what is allowed in the Township. We are proposing a 6 foot high fence and gate in the front yard.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated January 16, 2024.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated January 17, 2024.

(No public wanted to be heard on this application.)

Motion to approve made by Mr. Louis Masters and seconded by Mr. Arnold Jaffe 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**

Represented by John Rentschler, who stated this application was previously before the Board and we revised the plans and are seeking variances for impervious lot coverage, a proposed addition as well as the height for the fence. The pool, pool cabana and patio are all currently under construction.

Mr. Robert Sive, applicant's Engineer, stated the property in question is known as block 62.05, lot 6 located at 43 Keswick Circle. We are seeking relief for impervious lot coverage, an addition as well as a height variance for a fence. He described the property in detail. Agreed to both Engineer and Planner reports.

Chairman Vincent LaFata asked if the pool house had A/C and heat and a generator.

Ms. Kelly Carey question why the pool was constructed first if they acknowledge that an impervious lot coverage would be needed with an addition.

Mr. Louis Masters asked if they shortened the pool does that eliminate impervious coverage variance.

Mr. Ekshine, applicant's Architect described the proposed addition in detail.

Ms. Allison Coffin, applicant's Planner described the variances sought. Agreed to Planner and Engineer reports.

Ms. Kelly Carey asked what the square foot difference was.

Mr. Robert Sive, applicant's Engineer, stated 900 square feet.

Ms. Kelly Carey asked to discuss the application and has concerns on the fence as well as the lot coverage.

Mr. Louis Masters asked to clarify if it was a builder mistake or the owner wanted a higher fence.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated April 10, 2024.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated April 17, 2024.

Motion to DENY made by Mr. Gary Busman and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

BA-5229-22 Central Jersey Storage, LLC; Request for Use Variance with Preliminary and Final Site Plan; Block 49, Lot 18.01; Located on Hoffman Road, In the R-60 Zone

(See attached transcript.)

MEMORIALIZATION

No resolutions were for adoption.

A motion to adjourn at 9:30 p.m. made by Mr. Louis Masters and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
ZONING BOARD SECRETARY**