

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

**August 24, 2023**

Meeting called to order at 6:30 P.M. by Chairman Marc Gaffrey who led the salute to the Flag.

Chairman Marc Gaffrey 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 30, 2022;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

**MEMBERS PRESENT:** Chairman Marc Gaffrey, Vice Chairwoman Karen Polidoro, Mr. David Rothman, Mr. John Riggs, Ms. Roslyn Brodsky, Mr. Kevin McGowan, Mr. Manish Patel, Councilman Terence Van Dzura and Mayor's Representative Mr. Hemant Patel. Also present for the Board were Attorney Jerome Convery, Planner Mika Apte, Engineer Mark Rasimowicz and Acting Director of Planning & Environmental Mr. Joe Stroin.

**MEMBERS ABSENT:** Alternate #1 Ms. Oruj Qureshi.

The July 27, 2023 minutes will be carried to the next regular Board meeting of September 28, 2023 for adoption.

**PB-1255-23                      Primera Real Estate Holdings, Inc.; Request for Minor Site Plan;  
Block 56, Lot 9.4; Located at 259 Prospect Plains Road, In the  
OP Zone**

(Chairman Gaffrey and Mr. McGown, stated they have watched the you-tube video of the last meeting and are eligible to vote.)

Represented by Mr. Steve Hambro who stated this application was carried from the last meeting. We have met with the Board's professionals. We have submitted all required materials for review. We are also moving the 55-gallon drum indoors and have a self-containment area. Parking and garbage area have been submitted on the plans.

Mr. Steve Grossman, Representative of Primera, stated they will comply with all laws. WE are restricted under strict guidelines and have not had any violations since he was with the company, the past 7 years. We want to be good neighbors; we have relocated the drum.

Mr. Ben Catarinicchia, applicant's Architect stated they have revised the site plan to include light, sidewalk and ADA space and a dumpster pad.

**PUBLIC:**

Joyce Rogove thanked the Board and professionals for working with the applicant and resolving the resident's concerns.

Adrienne Rover also thanked the Biard.

(Public portion closed.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated August 21, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated August 21, 2023.

Motion to approve made by Mr. David Rothman and seconded by Mayor's Representative Hemant Patel and passed unanimously by all members of the Board present.

**PB-1258-23            Om Sri Balaji Temple and Cultural Center, Inc. c/o  
Suryanarayana Maddula; Request for Preliminary and Final Site  
Plan; Block 82, Lot 2.01; Located at 285 Rhode Hall Road, In the  
R-30 Zone**

Represented by Keith Loughlin who stated this application is seeking approval to build a parsonage of 12; 2 bedroom units.

Mr. Maddula described the progress of the Temple.

Mr. Jay Patel, applicant's Engineer stated this application is seeking a parsonage building. The basement will be all open and accessible to all units. We have detailed on the plan, the garbage removal area, parking, the driveway connection for over flow parking, We will comply with the Board's professional review letters.

Mr. Zuoda Hu, Architect described in detail the parsonage building (see attached exhibit).

Mr. Josphe Layton, applicant's Planner , stated there are no bulk variances. Described the surrounding area and stated this use is suitable and compatible in the immediate area. The parsonage went from housing 6 priests to 12 priests. Stated he has reviewed the Board's professional repots and will comply.

Mr. Joe Stroin, Director of MTUD, stated there is a signed contract and they need to make an application to the Utility Department, which has not been received to date.

(No Public wanted to be hard on this application.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated August 21, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated August 10, 2023.

Motion to approve made by Mr. John Riggs and seconded by Mayor's Representative Hemant Patel and passed unanimously by all members of the Board present.

## **MEMORIALIZATION**

## **PUBLIC PORTION**

(No public wished to be heard.)

## **DISCUSSION**

(No discussion.)

## **CORRESPONDENCE**

(No correspondence.)

A motion to adjourn at 8:05 p.m. made by Mr. Kevin McGowan and seconded by Vice Chairwoman Karen Polidoro and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI  
PLANNING BOARD SECRETARY**