

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

**February 27, 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. Marino Lupo, Mr. Louis Masters (arrived late 7:10pm), Mr. Gary Busman, Mr. Donato Tanzi, 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:** Ms. Rajani Karuturi, Alternate #1 Mr. Arnold Jaffe and Alternate #3 Mr. Thomas Kole.

A motion to approve the **January 30, 2024 Minutes** made by Mr. Marino Lupo and seconded by Ms. Kelly Carey and passed with Mr. Gary Busman abstaining.

**BA-5247-23**                    **Monroe Solar 1; Request for Use Variance; Block 47.01, Lot 2.04; Located at 24 Engelhard Road, In the LI Zone**

Represented by William Harrison who stated this application is seeking approval for rooftop solar mount.

Mr. Xing stated that 400-500 households will benefit. This is a low income benefit. The rooftop has been inspected and is found sufficient, There is a 3<sup>rd</sup> party Engineer, We have the roll in the operation of solar and work with the Township as a priority for households within the community. There is monthly, bi-annual maintenance and work out of a standard van. We lease the rooftop.

Mr. Keith Smith, applicant's Engineer, described the site plan in detail. We are here seeking relief because rooftop solar is not permitted in the LI zone. The racking systems is angled and is 11.5 inches above the roof. You cannot see from the driveways. The location and staging area are shown on the site plan. We propose ladder access to the roof, in the rear. There is no new lighting, no new signs, except for fire code signage. No fencing proposed. We agree to all conditions in the boards' Professional reports.

Mr. John McDonough, applicant's Planner stated that rooftop solar is not permitted and this facilitates a D1 variance. The solar panels are monitored 24/7. No benefit to the warehouse, only low income households, approximately 400-500. Construction will take 6-8 months. Refuse and recycling remain at its current location.

PUBLIC:

Mr. George Gunkelman asked the lifespan of the solar panels. (20 years.) What is the lease time. (Also 20 years.) What if they sell warehouse. (Lease goes with the sale.)

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 22, 2024.

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

**BA-5238-23                      Stanley Olbrys; Request for Use Variance with Minor Site Plan and Bulk Variances; Block 53, Lot 15.07; Located at 556 Spotswood Englishtown Road, In the R-60 Zone**

Represented by Mr. Ken Pape who stated this application is merely carving the lot off with the existing house.

Mr. Matthew Wilder, applicant's Engineer, stated we are seeking a use variance, because the house was part of the original approval. We agree to all conditions in the boards' Professional reports.

Ms. Carey asked why the driveway at the end of the property is not utilized.

Chairman Vincent LaFata stated there was previous applications that had restricted that.

PUBLIC:

Tom Bartley wanted assurance the land was not contaminated for safety of his horses. Asked about the landfill and monitoring.

Mr. Matthew Wilder informed him no new building, it is monitored under DEP laws and copies provided to the Township and noting contaminated.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated February 19, 2024.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated February 20, 2024.

Motion to approve made by Mr. Gry Busman and seconded by Ms. Kelly Carey and passed unanimously by all members of the Board present.

**BA-5246-23**                    **Waterside Monroe Realty, LLC; Request for Preliminary and Final Site Plan with Bulk Variances; Block 27, Lot 9.04; Located at 1 Overlook Drive, In the PRC Zone**

(See attached transcript.)

## **MEMORIALIZATION**

**BA-5209-21**                    **Lucille DiPasquale and Michael DiPasquale**, a motion to approve made by Mr. Louis Masters and seconded by Mr. Marino Lupo and passed with Mr. Gary Busman abstaining.

**BA-5236-23**                    **Springpoint at Monroe Village, Inc.**, a motion to approve made by Mr. Gerry Guidice and seconded by Ms. Kelly Carey and passed with Mr. Gary Busman abstaining.

## **DISCUSSION**

A motion to recommend litigation monies for Board Attorney Peter Vignuolo, made by Ms. Kelly Carey and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

A motion to adjourn at 9:30 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**