

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

**January 31, 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, Ms. Rajani Karuturi, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, 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:** Mr. Gary Busman, Alternate #2 Mr. Manmeet Singh Viridi and Alternate #3 Mr. Thomas Kole.

**NOMINATIONS:**

Motion to appoint Mr. Vincent LaFata as Zoning Board Chairwoman made by Ms. Carol Damiani and seconded by Mr. Gary Busman, nominations closed, and passed unanimously by all members of the Board present.

Motion to appoint Ms. Carol Damiani as Zoning Board Vice-Chairman made by Chairman Vincent LaFata and seconded by Mr. Donato Tanzi, nominations closed and passed unanimously by all members present.

Motion to appoint Peter Vignuolo as Board Attorney made by Vice Chairwoman Carol Damiani and seconded by Chairman Vincent LaFata, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Mr. Mark Rasimowicz as Board Engineer made by Mr. Gary Busman and seconded by Mr. Arnold Jaffe, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Mr. Rob Russo and Ms. Mika Apte as Board Planner made by Chairman Vincent LaFata and seconded by Mr. Gary Busman, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Ms. Laura Zalewski as Board Secretary made by Chairman Vincent LaFata and seconded by Mr. Gary Busman, nominations closed and passed unanimously by all members of the Board present.

Motion to adopt the Rules and Regulations of the Zoning Board made by Vice Chairwoman Carol Damiani and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

Motion to adopt the dates for 2023 meeting for the Zoning Board made by Vice Chairwoman Carol Damiani and seconded by Chairman Vincent LaFata and passed unanimously by all members of the Board present.

A motion to approve the **November 29, 2022 Minutes** made by Vice Chair Carol Damiani and seconded by Ms. Rajani Karuturi 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**

Carried to the March 28, 2023 meeting with notice.

**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 March 28, 2023 meeting with notice.

**BA-5214-21                    Esposito Construction, LLC; Request for Use Variance with Preliminary and Final Site Plan with Bulk Variances; Block 1, Lot 1; Located at 20 Federal Road, In the RR-FLP Zone**

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

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

dated .

Motion to approve made by and seconded by and passed unanimously by all members of the Board present.

**BA-5223-22**                    **Patrick Mahon; Request for Bulk Variance; Block 21.17, Lot 1 and 21; Located at 102 North Bergen Mills Road, In the RR-FLP Zone**

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

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

Motion to approve made by and seconded by and passed unanimously by all members of the Board present.

#### **MEMORIALIZATION**

**BA-5218-22**                    **283 Applegarth Realty, LLC**, a motion to approve made by and seconded by and passed unanimously by all members of the Board present.

A motion to adjourn at 9:51 p.m. made by and seconded by and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI**  
**ZONING BOARD SECRETARY**