

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

January 25, 2024

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 29, 2023;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman Marc Gaffrey, Vice Chairman David Rothman, Mr. Alan Weinberg, Ms. Roslyn Brodsky, Mr. Manish Patel, Ms. Carol Damiani, Alternate #1 Mr. Jay Weiner, 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 Director of Planning & Environmental Mr. Kevin McGowan.

MEMBERS ABSENT: Mr. John Riggs and Alternate #2 Dr. Alton Kinsey.

NOMINATIONS:

Motion to appoint Mr. Marc Gaffrey as Planning Board Chairman made by Councilman Terence Van Dzura and seconded by Mr. David Rothman and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Mr. David Rothman as Planning Board Vice-Chairman made by Ms. Roslyn Brodsky and seconded by Mayor's Representative Mr. Hemant Patel and passed unanimously by all members present. (Nominations closed.)

Motion to appoint Mr. Jerome Convery as Board Attorney made by Councilman Terence Van Dzura and seconded by Mayor's Representative Mr. Hemant Patel and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Mr. Mark Rasimowicz of Center State Engineering as Board Engineer made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Mr. Rob Russo and Ms. Malavika Apte of CME Associates as Board Planner made by Councilman Terence Van Dzura and seconded by Ms. Roslyn Brodsky and passed unanimously by all members of the Board present. (Nominations closed.)

Motion to appoint Ms. Laura Zalewski as Board Secretary made by Councilman Terence Van Dzura and seconded by Mayor's Representative Mr. Hemant Patel and passed unanimously by all members of the Board present. (Nominations closed.)

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

Motion to adopt the dates for 2024 for the Planning Board, made by Councilman Terence Van Dzura and seconded by Mr. Jay Weiner and passed unanimously by all members of the Board present.

A motion to approve the **November 29, 2023 Minutes** made by Councilman Terence Van Dzura and seconded by Mayor's Representative Mr. Hemant Patel with Mr. Alan Weinberg, Ms. Carol Damiani and Mr. Jay Weiner abstaining.

PB-1260-23 **Costco Wholesale Corp.; Request for Preliminary and Final Site Plan; Block 79, Lot 20.01; Located at 10 Costco Drive, In the LI Zone**

Represented by Ms. Jennifer Mazaway who stated this application is seeking approval to construct a 2,240 square expansion on mechanical room in the cold storage building.

Mr. Ed Wilkes, applicant' Engineer stated this applicant is seeking preliminary and final major site plan approval for a 2,240 square foot mechanical room expansion on the existing cold storage building on the Subject Property, identified as Block 79 Lot 20.1 on the Township Tax Map. The property is currently developed with a warehouse complex that includes two buildings: a larger building that includes dry storage, cross dock, and "CWI"; and a smaller cold storage building. We are requesting variances for Minimum Front Yard Setback, Minimum Landscape Buffer and Parking Spaces.

Mr. Cladio Breda, applicant's Architect stated The addition will provide three (3) chillers, and will provide a roll-up door on the west side and a new staircase for rooftop access on the northern side of the addition.

PUBLIC:

Mr. Adam Bushman, 280 Glatzer Avenue asked if the Township and the developer can take a closer look at all improvements required in the past.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated January 15, 2024.

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

Motion to approve made by Councilman Terence Van Dzura and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

MEMORIALIZATION

PB-1259-23 **Lucille DiPasquale and Michael DiPasquale**, a motion to approve made by Councilman Terence Van Dzura and seconded by Ms. Roslyn Brodsky and passed with Mayor's Representative Mr. Hemant Patel, Ms. Carol Damani and Mr. Manish Patel abstaining.

PB-1261 -23 **Forever Iron Doors**, a motion to approve made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed with Mayor's Representative Mr. Hemant Patel, Ms. Carol Damani and Mr. Manish Patel abstaining.

A motion to adjourn at 7:21 p.m. made by Mr. David Rothman and seconded by Ms. Roslyn Brodsky and passed unanimously by all members of the Board present.

Respectfully submitted,

LAURA ZALEWSKI
PLANNING BOARD SECRETARY