

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

June 25, 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, 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: (All present.)

A motion to approve the **May 28, 2024 Minutes** made by Mr. Louis Masters and seconded by Ms. Kelly Carey and passed unanimously by all members of the Board present.

BA-5239-23 **NJ Karz, LLC and Monroe 568, LLC; Request for Use Variance; Block 36, Lots 19 and 20; Located at 564 Englishtown Road, In the NC Zone**

Carried to the August 27, 2024 meeting with notice.

BA-5248-24 **CT07 Shared Commercial, LLC and DT07 Shared Commercial, LLC; Request for Use Variance with Amended Preliminary and Amended Final Site Plan with Bulk Variances; Block 4, Lot 15; Located at NJSH Route 33 & Joan Warren Way, In the HD (VC-2 Overlay) Zone**

(See attached transcript.)

MEMORIALIZATION

BA-5221-22 **Suresh Mutupandi / Maxwell Messah**, a motion to approve made by Mr. Louis Masters and seconded by Ms. Kelly Carey with Mr. Gary Busman abstaining.

BA-5230-22 **Three-C Sac Self Storage, LP**, a motion to approve made by Mr. Louis Masters and seconded by Mr. Donato Tanzi with Mr. Gary Busman abstaining.

A motion to enter into **Executive Session** at 9:30 pm made by Mr. Louis Masters and seconded by Ms. Kelly Carey and passed unanimously by all members of the Board present.

A motion to return to Public meeting at 10:00 pm made by Mr. Gary Busman and seconded by Mr. Marino Lupo and passed unanimously by all members of the Board present.

A motion to adjourn at 10:05 p.m. made by Mr. Gary Busman and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

Respectfully submitted,

LAURA ZALEWSKI
ZONING BOARD SECRETARY