

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

**March 28, 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, Ms. Roslyn Brodsky, Ms. Carol Damani, Alternate I Mr. Jay Weiner, Alternate II Dr. Alton Kinsey, Councilman Terence Van Dzura and Mayor's Representative Mr. Hemant Patel. Also present for the Board were Attorney Jerome Convery, Planner Nathan Foote, Engineer Mark Rasimowicz and Director of Planning & Environmental Mr. Kevin McGowan.

**MEMBERS ABSENT:** Mr. John Riggs, Mr. Manish Patel and Mr. Alan Weinberg.

A motion to approve the January 25, 2024 Minutes made by Mayor's Representative Mr. Hemant Patel and seconded by Ms. Carol Damiani with Dr. Alton Kinsey abstaining.

**PB-1245-22**

**Nitin and Nitika Pandey; Request for Minor Subdivision; Block**

### **14.09, Lot 7; Located at 95 Halsey Reed Road, In the R-60 Zone**

Dan Doran, applicant' Engineer stated this application is seeking a minor subdivision to create 2 building lots. The subject site, identified as Block 14.09, Lot 7, is in the R-60 Residential District and is located in the western portion of the Township with frontage on Old Halsey Road and Cranbury Station Road (Middlesex County Route 615). The subject lot is heavily treed and contains an existing one-story frame dwelling and the remains of a barn. The lot is encumbered by freshwater wetlands. The applicant seeks minor subdivision approval with bulk variance to subdivide the existing 3.18 acre lot into two lots and propose a single-family residential dwelling of each of the proposed lots. The properties will be serviced by municipal water and sewer utilities. Applicant is requesting the following variance for landscaped buffer and we propose no berms due to heavily wooded lot.

#### **Public:**

Mr. Brian Brutschol, 93 Halsey Reed Road, asked about widening of roadway and curbing. Stated no visible drainage along street and asked if further up from this project if natural gas was available.

Mr. Gupri, Mission Drive, was concerned about drainage pipes.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated March 7, 2024.

Mr. Nathan Foote, Board Planner, has no objections subject to applicant's compliance with report dated March 18, 2024.

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

#### **MEMORIALIZATION**

**PB-1260-23** **Costco Wholesale Corp.**, a motion to approve made by Mr. David Rothman and seconded by Ms. Carol Damiani and passed unanimously by all members of the Board present.

#### **DISCUSSION**

A motion to approve extension of time for PB-1218-19 (Apple Realty, LLC) made by Mr. David Rothman and seconded by Ms. Roslyn Brodsky and passed unanimously by all members of the Board present.

A motion to adjourn at 7:00 p.m. made by Ms. Carol Damiani and seconded by Ms. Roslyn Brodsky and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI  
PLANNING BOARD SECRETARY**