

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

**March 26, 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, Mr. Marino Lupo, Mr. Louis Masters, Mr. Gary Busman, 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:** Vice Chairwoman Kelly Carey and Ms. Rajani Karuturi.

A motion to approve the **February 27, 2024 Minutes** made by Mr. Gary Busman and seconded by Mr. Louis Masters and passed with Mr. Arnold Jaffe and Mr. Thomas Kole abstaining.

**BA-5242-23**                    **Concordia MZL, LLC c/o Stan Glantz c/o KPR Centers, LLC; Request for Use Variance with Preliminary & Final Subdivision and Preliminary & Final Site Plan with Bulk Variances; Located at 1600 Perrineville Road; Block 27.02, Lot 27.01 in the PRC Zone**

Please see attached transcript.  
(Carried to the May 28, 2024 meeting without notice.)

## **MEMORIALIZATION**

**BA-5247-23**            **Monroe Solar 1, LLC**, a motion to approve made by and seconded by and passed with Mr. Arnold Jaffe and Mr. Thomas Kole abstaining.

**BA-5238-23**            **Stanley Olbrys**, a motion to approve made by and seconded by and passed with Mr. Arnold Jaffe and Mr. Thomas Kole abstaining.

**BA-5246-23**            **Waterside Monroe Realty, LLC**, a motion to approve made by and seconded by and passed with Mr. Arnold Jaffe and Mr. Thomas Kole abstaining.

A motion to adjourn at 10:20 p.m. made by Mr. Gerry Guidice and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

**Respectfully submitted,**

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