

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

**May 28, 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, Ms. Rajani Karuturi, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe 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:** Mr. Gary Busman and Alternate #3 Mr. Thomas Kole.

A motion to approve the **April 30, 2024 Minutes** made by and seconded by and passed unanimously by all members of the Board present.

**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**

(Carried to the July 30, 2024 meeting with notice.)

**BA-5221-22**

**Suresh Mutupandi / Maxwell Messah; Request for Bulk Variance; Block 32, Lot 9.01; Located at 45 Hoffman Road, In the RR-FLP Zone**

Ms. Lorali Toten, applicant's Engineer, stated she is here on behalf of her client. No legal representation for a bulk variance. She described the history of the lot. There was a three (3) lot subdivision creating the lot. The township had rezoned to 6 acres and then to 10 acres. There was a previous bulk variance approval for the six acre lot and we are here now seeking approval to build a single family home on the RR-FLP Zone which requires 10 acres. We have submitted to Middlesex County health department for their approval. We are not running MTUD lines to the dwelling. We are seeking variances for 3 acres where 10 acres is required, density variance, lot frontage and width variance and side yard setback variance. We agree to the professional reports dated March 7, 2024 and March 12, 2024.

**PUBLIC:**

Mr. Mike Yatsko, 47 Hoffman Road, stated he had several concerns mostly the vandalism on his property more specific his trees were marked with spray paint and asked to be notified if and when tree clearing takes place (applicant agreed) also has a concern with the contaminated soil that was dumped on this lot (Mr. Rasimowicz stated he had requested a letter regarding that in his report, which the applicant agreed to).

Ms. Iacopelli, 35 Hoffman Road, stated her major concern is her privacy. Their front yard is now in my back yard. She requested that a fence and trees be planted. Also, why can't the house be moved over to avoid the variance on the side yard.

Ms. Lorali Totten stated due to the topography of the lot, it is best to request the variance instead of distributing the pitch of the land.

Mr. Maxwell Mensah, 8 Wedgewood Court, owner of the lot, stated he will plant the trees, but he is not installing a fence. (Mr. Mark Rasimowicz stated that is normal for one or the other to be proposed, not both.)

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

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated March 12, 2024.

Motion to approve made by Mr. Marino Lupo and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

**BA-5230-22**            **Three-C Sac Self Storage, LP; Request for Preliminary and Final Site Plan with Bulk Variances; Block 4, Lot 13.07; Located at 979 Route #33, In the HD (VC-2 Overlay) Zone**

(See attached transcript.)

## **MEMORIALIZATION**

**BA-5244-23**            **Sukminder Kaur**, a motion to approve made by Ms. Kelly Carey and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

**BA-5222-22**            **Ravishanker Kovi**, a motion to approve made by Ms. Kelly Carey and seconded by Mr. Marino Lupo and passed unanimously by all members of the Board present.

**BA-5229-22**            **Central Jersey Storage, LLC**, a motion to approve made by Mr. Louis Masters and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

A motion to adjourn at 8:11 p.m. made by Mr. Donata Tanzi and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

**Respectfully submitted,**

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