

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

April 28, 2016

Meeting called to order at 7:00 P.M. by Chairman David Rothman who led the salute to the Flag.

Chairman David Rothman 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 January 8, 2016 on the Bulletin Board of the Office of the Township Clerk, Municipal Complex, 1 Municipal Plaza, and remains on file at that location for public inspection;

Printed in the Home News Tribune and Cranbury Press on January 8, 2016;

Posted on January 8, 2016 on the Bulletin Boards within the Municipal complex, 1 Municipal Plaza;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman David Rothman, Mr. John Riggs, Mr. Andy Paluri, Mrs. Karen Polidoro, Mr. Louis Caron, Councilman Michael Leibowitz and Mayor Gerald Tamburro. Also present for the Board were Attorney Jerome Convery, Planner Mark Remsa, and Engineer Mark Rasimowicz.

MEMBERS ABSENT: Dr. Lloyd Kalugin, Vice Chairman Len Levene and Alternate #1 Mr. Anthony Zarillo.

A motion to approve the March 24, 2016 Minutes made by Councilman Michael Leibowitz and seconded by Mr. Andy Paluri and passed with Mr. John Riggs and Mayor Gerald Tamburro abstaining.

PB-1172-15

Mary Jo Giancola, Request for Minor subdivision with Bulk Variances, Block 106.84, Lots 1-48 (Old Forge Road), Zone: R-60 (Residential)

Mrs. Mary Jo Giancola was sworn in.

Mr. Sharif Aly, applicant's Engineer, was sworn in. This application is for a minor subdivision to create 2 lots. There is an existing dwelling with frontage on Old Forge Road. The property is located in the R-60 zone of the Township. It requires 60,000 square foot lots. We are proposing to meet the ordinance.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated , with the exception of 2e (improvements along Old Forge Road).

Mr. Mark Remsa, Board Planner, has no objections subject to applicant's compliance with report dated .

PUBLIC:

Mr. Carmen Cutro asked about paper street.

Ms. Virginia Pastor (John Pastor) asked about variance for the frontage on Cottonwood. (Mr. Remsa stated they revised the number of lots to only 2, therefore the variance was eliminated).

Mr. Vinny Buffolino, asked the requirements about the shed.

(Public portion Closed.)

Mr. Andy Paluri asked about the paper street to the South.

Mr. Mark Rasimowicz stated that has been vacated already.

Motion to approve made by Mr. Andy Paluri and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

MEMORIALIZATION

PB-1177-16 **Matrix Realty, Inc.**, a motion to approve made by Mr. Lou Caron and seconded by Councilman Michael Leibowitz and passed with 3 votes with Mr. John Riggs, Mr. Andy Paluri, Mrs. Karen Polidoro and Mayor Gerald Tamburro abstaining.

DISCUSSION

A motion to approve extension of time for file #PB-1101-11 **Regency @ Monroe Phase 8** made by Mrs. Karen Polidoro and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

A motion to approve extension of time for file #PB-1157-14 **Regency @ Monroe Phase 9** made by Mr. Andy Paluri and seconded by Mrs. Karen Polidoro and passed unanimously by all members of the Board present.

A motion to approve reaffirmation for file #PB-1031-07 **94 Union Valley Road** made by Councilman Michael Leibowitz and seconded by Mrs. Karen Polidoro and passed unanimously by all members of the Board present.

Motion to approve appointment of Jerome Convery as attorney in the matter known as **Tall Oaks Real Estate, LLC vs. Monroe Township Planning Board** made by Mr. John Riggs and seconded by Mr. Andy Paluri and passed unanimously by all members of the Board present.

Review and approval of Amendment to the Master Plan in regard to the 1999 - 2025 Housing element and Fair share Plan to be carried to the next regular Planning Board meeting.

PUBLIC PORTION

Mr. George Gunkleman , 5 Kelly Court, inquired about the dump truck traffic and years ago there was no stock piling of dirt. Can the Township reinforce this? It has been very dangerous in Town with the truck accidents.

A motion to adjourn at 9:00 p.m. made by and seconded by and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**