

**AGENDA**  
**Township of Monroe Zoning Board**  
**Zoning Board Meeting**  
**September 27, 2016**  
**at 7:00 P.M.**

**Order of agenda subject to change at the discretion of the Chairman**

- I. Call to order 7:00 P. M.
- II. Salute to the Flag.
- III. ANNOUNCE SUNSHINE LAW: 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.
- IV. Roll Call:  
  
Carol Damiani, Chairperson  
Vincent LaFata, Vice Chairperson  
Marino Lupo  
Joseph W. Gurney  
Dhaval Patel  
Mark Klein  
Henry Sloan  
Stanley Teller, Alternate #1  
Jennifer Hluchy, Alternate #2  
Louis Masters, Alternate #3  
John Carroll, Alternate #4
- V. Minutes of Regular Meeting held August 23, 2016.

VI. Applications

- BA-5120-16**            **Kenneth Kowaleski**  
Request for Minor Site Plan and Use Variances  
Block 87, Lot 1.02 (McKnight Avenue)  
Zone: R-10 (Residential) R-60 applies  
Represented by Ken Pape  
Certified Complete on 06/13/2016 (Expiration date 10/11/2016)  
Description: Residential with outdoor storage and construction storage yard.
- BA-5127-16**            **311 Spotswood-Englishtown Road Realty**  
Request for Amended Site Plan with Use Variances  
Blocks 165, Lots 32 & 33  
(Spotswood Englishtown Road)  
Zone: NC (Neighborhood Commercial)  
Represented by Walter Toto  
Certified Complete on 09/23//2016 (Expiration date 01/21/2017)  
Description: Medical Office / Basement Addition

VII. Memorialization:

- |                   |                               |
|-------------------|-------------------------------|
| <b>BA-5117-16</b> | <b>Parker at Monroe, Inc.</b> |
| <b>BA-5126-16</b> | <b>Matrix Realty, Inc.</b>    |
| <b>BA-5125-16</b> | <b>The Verde Group, LLC</b>   |

VIII. Discussion Items

Appointment of Attorney for Zoning Board in regard to the matter known as George Tarantino vs. Monroe Township Zoning Board.

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:  
October 25, 2016**