

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
November 29, 2022
at 6:30 P.M.

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

- I. **Call to order** 6:30 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 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 on December 30, 2021;

 Posted on the Monroe Township website; and

 Sent to those individuals who have requested personal notice.

- IV. **Roll Call**

 Vincent LaFata, Chairman
 Carol Damiani, Vice Chairwoman
 Marino Lupo
 Louis Masters
 Gary I. Busman
 Rajani Karuturi
 Donato Tanzi,
 Arnold Jaffe, Alternate #1
 Manmeet Singh Viridi, Alternate #2
 Thomas J. Kole, Alternate #3
 Dr. Alton Kinsey, Alternate #4

- V. **Minutes** of Regular Meeting held October 25, 2022.

VI. Applications

BA-5216-22 **Concordia MZL, LLC c/o KPR Centers, LLC**
(Request to be carried to 1/31/2023 Mtg.) Request for Use Variance with Preliminary and Final Subdivision and Preliminary and Final Site Plan and Bulk Variances
1600 Perrineville Road
(Block 27.02 Lot 27.01)
Zone: PRC
Represented by Michael Herbert
Certified Complete on August 30, 2022
(Expiration date 12/18/2022 extended to 1/31/2023 by applicant's attorney)
Description: Shopping Center with Drive-Thru Fast Food.
(Proposed Pad Site Development and Subdivision.)

BA-5218-22 **283 Applegarth Realty, LLC**
Request for Use Variance with Preliminary and Final Site Plan.
283 Applegarth Road
(Block 26, Lot 20.02)
Zone: R-30
Represented by Walter Toto
Certified Complete on September 15, 2022 (Expiration date 1/13/2023)
Description: Expansion of Medical Office.

BA-5222-22 **Ravishanker Kovi**
Request for Bulk Variance
43 Keswick Circle
(Block 62.05, Lot 6)
Zone: R-20
Represented by Peter Licata
Certified Complete on November 2, 2022 (Expiration date 3/02/2023)
Description: Impervious Coverage Variance

BA-5214-21 **Esposito Construction, LLC**
Request for Use Variance with Preliminary & Final Site Plan & Bulk Variances
20 Federal Road
(Block 31, Lot 1)
Zone: RR-FLP
Represented by Lawrence Sachs
Certified Complete on October 31, 2022 (Expiration date 2/28/2023)
Description: Contractors Maintenance Facility and Yard

VII. Memorialization
(No resolution to be adopted.)

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
January 31, 2023**