

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
January 31, 2023
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, 2022;

 Posted on the Monroe Township website; and

 Sent to those individuals who have requested personal notice.

- IV. **Roll Call**

 Vincent LaFata
 Carol Damiani
 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

 • **Election of Zoning Board Appointees and Zoning Board Professionals and adoption of rules and regulations and dates.**

- V. **Minutes** of Regular Meeting held November 29, 2022.

VI. Applications

BA-5216-22
(To be carried to 3/28/2023 Mtg.)

Concordia MZL, LLC c/o KPR Centers, LLC
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 3/31/2023 by applicant's attorney)
Description: Shopping Center with Drive-Thru Fast Food.
(Proposed Pad Site Development and Subdivision.)

BA-5222-22
(To be carried to 2/28/2023 Mtg.)

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
(carried from 11/29/2022 Mtg.)

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

BA-5223-22

Patrick Mahon
Request for bulk variance.
102 North Bergen Mills Road
(Block 21.17, Lots 1 and 21)
Zone: RR-FLP
Represented by Jared Pape
Certified Complete on January 17, 2023 (Expiration date 05/17/2023)
Description: Proposed construction of one single family dwelling.

VII. Memorialization

BA-5218-22 283 Applegarth Realty, LLC

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
February 28, 2023**