

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
January 27, 2026
at 6:30 P.M.

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

The public will be able to view this meeting via the following YouTube link:
<https://www.youtube.com/@monroetownship>

- 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 and Cranbury Press on December 26, 2025;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.
- IV. **Roll Call**

Vincent LaFata
Louis Masters
Marino Lupo
Gary I. Busman
Rajani Karuturi
Donato Tanzi,
Arnold Jaffe
Thomas Kole, Alternate #1
Gerry Guidice, Alternate #2
Pritesh Vaghani, Alternate #3
, Alternate #4
- V. **Minutes** of Regular Meeting held December 2, 2025.
 - **Election of Zoning Board Appointees and Zoning Board Professionals and adoption of rules and regulations and meeting dates.**

VI. Applications

BA-5240-23

Taylex Realty, LLC

Request for Use Variance

Block 166 Lots 19-22 (8 Morton Avenue)

Zone: NC (Neighborhood Commercial)

Represented by Walter Toto

Certified Complete on 12/11/2025 (Expiration date 0/10/2026)

Description: To allow for a shipping container to be used as a mobile food trailer on the premises.

BA-5256-24

Jospeh S. Gravina

Request for Use Variance with Minor Site Plan and Bulk Variances

Block 109.24 Lot 26 (223 Old Forge Road)

Zone: R-60 (Residential)

Represented by Walter Toto

Certified Complete on 12/11/2025 (Expiration date 04/10/2026)

Description: Proposed as present use, SFDU and Landscape Business

VII. Memorialization

BA-5257-25

Solar Landscape, LLC

BA-5258-25

Solar Landscape, LLC

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
February 24, 2026**