

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
February 24, 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

Chairman Vincent LaFata
Vice Chairman 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 January 27, 2026.

VI. Applications

BA-5263-25

Thor Investments, LLC

Request for Final Site Plan

Block 39, Lot 4 (381 Mounts Mills Road)

Zone: NC (Neighborhood Commercial)

Represented by Jeffrey Chang

Certified Complete on 02/03/2026 (Expiration date 03/20/2026)

Description: Applicant/Owner received prior use variance and preliminary site plan to construct flex office, commercial space for trade industrial tenants.

BA-5261-25

S&G Paving

Request for Use Variance with Preliminary and Final Minor Site Plan

Block 78, Lot 20.02 (208 Docks Corner Road)

Zone: R-30 (Residential)

Represented by Peter Klouser

Certified Complete on 02/03/2026 (Expiration date 06/03/2026)

Description: Expand the storage area of their existing contractor storage yard. Proposing to expand into a natural ground cover for topsoil storage and to restripe and redefine the existing storage area.

VII. Memorialization

BA-5256-24

(to be carried to the March meeting for adoption.)

Joseph Gravina

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
March 31, 2026**