

AGENDA
Township of Monroe Planning Board
Planning Board Meeting
February 26, 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:**

Hemant Patel, Mayor's Representative
Michael Markel, Councilman
Chairman Marc Gaffrey
Vice Chairman David Rothman
Greg Slavicek
Roslyn Brodsky
Manish Patel
Carol Damiani
Jay Weiner
Dr. Alton Kinsey, Alt. 1
Howard Butensky, Alt. 2

- V. **Minutes** of Regular Meeting held January 22, 2026.

VI. Applications

No board applications scheduled to be heard.

VII. Memorialization

PB-1194-17

700 Highway 33, LLC

PB-1266-25

M & T Partners, LLC

VIII. Public Portion

IX. Discussion Items

Review and Recommendation to the Revised Fourth Round Housing Element and Fair Share Plan as an amendment to the current Master Plan. The Revised Fourth Round Housing Element and Fair Share Plan details how the Monroe Township will address its Council on Affordable Housing (COAH) affordable housing obligation. Formal action may be taken.

Review and Recommendation of Ordinance No.: 0-2-2026-003
ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING
CHAPTER 108 OF THE MONROE TOWNSHIP CODE, REZONING OF
PARCELS INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR
AFFORDABLE HOUSING PLAN. Formal action may be taken.

Review and Recommendation of Ordinance No.: 0-2-2026-004
ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING
CHAPTER 108, ARTICLE 6.18J(13), OF THE "H-D HIGHWAY
DEVELOPMENT DISTRICT", AND ARTICLE 6.7K, OF THE "R-3A
RESIDENTIAL-AGRICULTURAL DISTRICT". Formal action may be
taken.

Closed Session: Update of litigation of Federal Business Centers, Inc. vs
Monroe Township Planning Board.

X. Correspondence

XI. Adjournment

**Next Regular Planning Board Meeting:
March 26, 2026**