

**AGENDA**  
**Township of Monroe Planning Board**  
**Zoning Board Meeting**  
**February 27, 2024**  
**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 and Cranbury Press on December 29, 2023;  
  
                  Posted on the Monroe Township website; and  
  
                  Sent to those individuals who have requested personal notice.
  
- IV.           **Roll Call:**  
  
                  Vincent LaFata, Chairman  
                  Kelly Carey, Vice Chairwoman  
                  Marino Lupo  
                  Louis Masters  
                  Gary I. Busman  
                  Rajani Karuturi  
                  Donato Tanzi  
                  Arnold Jaffe, Alternate #1  
                  , Alternate #2  
                  Thomas J. Kole, Alternate #3  
                  Gerry Guidice, Alternate #4
  
- V.           **Minutes** of Regular Meeting held January 30, 2024.

**VI. Applications**

**BA-5247-23**      **Monroe Solar 1, LLC**  
Request for Use Variance  
26 Engelhard Drive  
(Block 47.01, Lot 2.04)  
Zone: LI  
Represented by William F. Harrison  
Certified Complete on February 16, 2024 (Expiration date 06/15/2024)  
Description: Solar array

**BA-5238-23**      **Stanley Olbrys**  
Request for Use Variance with Minor Subdivision and Bulk Variances  
556 Spotswood Englishtown Road  
(Block 53, Lot 15.07)  
Zone: R-60  
Represented by Ken Pape  
Certified Complete on February 5, 2024 (Expiration date 06/04/2024)  
Description: Put residential dwelling on separate lot

**BA-5246-23**      **Waterside Monroe Realty, LLC**  
Request for Preliminary and Final Site Plan with Bulk Variances  
1 Overlook Drive  
(Block 27, Lot 9.04)  
Zone: PRC  
Represented by Jeffrey R. Chang  
Certified Complete on February 2, 2024 (Expiration date 06/01/2024)  
Description: Addition of 65 housing units & relief of parking space size

**VII. Memorialization**

BA-5209-21	Lucille DiPasquale and Michael DiPasquale
BA-5236-23	Springpoint at Monroe Village, Inc.

**VIII. Public Portion**

**IX. Discussion Items**

Review and Adoption of resolution for any and all litigation monies.

**X. Correspondence**

**XI. Adjournment**

**Next Regular Planning Board Meeting:  
March 26, 2024**