

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
March 31, 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 February 24, 2026.

VI. Applications

BA-5264-25

Safety Innovate, LLC

Request for Bulk Variance

Block 20, Lot 3.02 (261 Gravel Hill Road)

Zone: R-30 (Residential)

Represented by K. Pape

Certified Complete on 03/03/2026 (Expiration date 07/01/2026)

Description: Requesting a bulk variance to install a 54 inch aluminum fence on a corner lot where 3 feet is permitted and to install the fence 5 feet from the property line.

BA-5260-25

Mohid Constructions & Renovations, LLC

c/o Ahmed Mohiddin Shaik

Request for Amended Preliminary and Amended Final Site Plan

Block 4.01, Lot 15.02 (204 Joan Warren Way)

Zone: HD (VC-2 Overlay Zone District)

Represented by K. Pape

Certified Complete on 03/03/2026 (Expiration date 04/17/2026)

Description: Amend Preliminary and Final Major Site Plan Approval for specific building design. (20,000 sf two-story building retail first floor, office second floor.)

VII. Memorialization

BA-5256-24

Joseph Gravina

BA-5263-25

Thor Investments, LLC

BA-5261-25

S&G Paving

VIII. Discussion Items

Applicant requests extension of approval for Waterside Monroe Realty, LLC file (**BA-5246-23**).

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
April 28, 2026**