

AGENDA
Township of Monroe Planning Board
Planning Board Meeting
April 23, 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

, Alt. 1

Howard Butensky, Alt. 2

V. Minutes of Regular Meeting held February 26, 2026.

VI. Applications

PB-1272-25 Ares QR III Acquisitions, LLC

Request for Preliminary and Final Site Plan
with Bulk Variances

Block 3, Lots 20, 21, 22, 23, 24.04 and 24.05 (Route #33)

Zone: HD (Highway Development)

Represented by John Michalski

Certified Complete on 04/07/2026 (Expiration date 08/05/2026)

Description: The Application seeks preliminary and final major site plan approval, with variances and design waivers, to construct on the property an approximately 146,000 SF warehouse and distribution facility, with accessory office space and other related site improvements, including, without limitation, signage, sidewalk, driveway, parking, loading, utility, drainage, lighting and landscaping improvements.

VII. Memorialization

No resolutions to be adopted.

VIII. Public Portion

IX. Discussion Items

Review and Recommendation of Ordinance No.: 0-4-2026-007
ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING
CHAPTER 108 OF THE MONROE TOWNSHIP CODE, AMENDING VC-2
OVERLAY FOR PARCEL INCLUDED IN MONROE TOWNSHIP'S
ROUND FOR AFFORDABLE HOUSING PLAN. Formal action may be
taken.

X. Correspondence

XI. Adjournment

**Next Regular Planning Board Meeting:
May 28, 2026**