

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
April 28, 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
Allie Bitterman, Alternate #4
- V. **Minutes** of Regular Meeting held March 31, 2026.

VI. Applications

- 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)
Carried from March 31, 2026 meeting without notice.
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.)
- BA-5259-25** **Jonathan DiPierro**
Request for Use Variance with Minor Subdivision
Block 76, Lots 7.6 & 7.3 (404 & 406 Spotswood Gravel Hill Road)
Zone: R-30 (Residential)
Represented by Walter Toto
Certified Complete on 02/17/2026 (Expiration date 06/17/2026)
Description: 3 lot minor with 3 SFDU
- BA-5092-14** **Joaquim M. Fernandes, LLC**
Request for Use Variance with Preliminary and Final Minor Site Plan
Block 39, Lot 7.01 (Union Hill Road)
Zone: NC, FHC and ASOZ (Neighborhood Commercial, Flood
Hazard Conservation and Airport Safety Overlay Zone)
Represented by Walter Toto
Certified Complete on 04/13/2026 (Expiration date 08/11/2026)
Description: Storage Facility for Excavating Machinery
- BA-5241-23** **557 Franklin Plaza Realty, LLC**
(Request to be
Carried)
Request for Use Variance
Block 39, Lot 1.3 (557 Englishtown Road)
Zone: NC (Neighborhood Commercial)
Represented by Ken Pape
Certified Complete on 04/08/2026 (Expiration date 08/06/2026)
Description: Retain shopping center and add a 4,000 square foot
building for marble and granite fabrication

VII. Memorialization

BA-5264-25

Safety Innovate, LLC

VIII. Discussion Items

Applicant requests extension of approval for Kana Retail Investments, LLC file (**BA-5201-20**).

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
May 26, 2026**