

**AGENDA**  
**Township of Monroe Zoning Board**  
**Zoning Board Meeting**  
**May 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**

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 April 28, 2026.**

**VI. Applications**

**BA-5240-23 Taylex Realty, LLC**  
Request for Use Variance  
Block 166 Lots 19-22 (8 Morton Avenue)  
Zone: NC (Neighborhood Commercial)  
Represented by Walter Toto  
Certified Complete on 12/11/2025 (Expiration date 04/10/2026)  
Extended by applicant's attorney to 05/31/2026 for notice requirement.  
Description: To allow for a shipping container to be used as a mobile food trailer on the premises.

**BA-5268-26 Jaser Aly**  
Request for Bulk Variance  
Block 109.16, Lot 3 (1 Sienna Place)  
Zone: R-30 (Residential)  
Represented by Peter Klouser  
Certified Complete on 05/08/2026 (Expiration date 09/05/2026)  
Description: Construct a single-family home.

**BA-5241-23 557 Franklin Plaza Realty, LLC**  
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-5260-25	Mohid Constructions & Renovations, LLC
BA-5259-25	Jonathan DiPierro
BA-5092-14	Joaquim M. Fernandes, LLC

**VIII. Discussion Items**

**IX. Public Portion**

**X. Correspondence**

**XI. Adjournment**

**Next Regular Zoning Board Meeting:  
June 30, 2026**