

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
May 27, 2025
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 27, 2024;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

IV. Roll Call

Vincent LaFata, Chairman
Vice Chairwoman
Marino Lupo
Louis Masters
Gary I. Busman
Rajani Karuturi
Donato Tanzi,
Arnold Jaffe, Alternate #1
Thomas Kole, Alternate #2
Gerry Guidice, Alternate #3
Pritesh Vaghani, Alternate #4

V. Minutes of Regular Meeting held March 25, 2025.

VI. Applications

BA-5245-23 Matrix 2 Centre Drive, LLC
Request for Use Variance and Bulk Variance
2 Centre Drive
(Block 57, Lot 3.05)
Zone: POCD
Represented by W. Toto
Certified Complete on May 5, 2025
(Expiration date 09/02/2025)
Description: To construct a Canopy / Sign.

BA-5227-22 Royal Real Estate Holding, LLC
Request for Final Site Plan
202 Mounts Mills Road / 490 Buckelew Avenue
(Block 35.07, Lots 20.01 and 20.02)
Zone: R-30
Represented L. Sachs
Certified Complete on February 22, 2025
(Expiration date 04/08/2025) extended to 5/31/2025 to complete notice.
Description: Final Subdivision approval of 4 lots.

BA-5250-24 ICON Electric, LLC
Request for Use Variance with Preliminary and Final Site Plan
31 Hoffman Road
(Block 32, Lot 9.03)
Zone: RR-FLP
Represented by W. Toto
Certified Complete on May 5, 2024
(Expiration date 09/02/2025)
Description: Amend Site Plan to Permit Pole Barn.

VII. Memorialization

No resolutions to be adopted.

VIII. Discussion Items

Applicant requests extension of approval for 283 Applegarth Realty, LLC file (BA-5231-22).

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
June 24, 2025**