

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
June 24, 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 Chairman
Marino Lupo
Louis Masters
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 May 27, 2025.
 - **Election of Zoning Board Vice Chair.**

VI. Applications

BA-5251-24 **257 Applegarth, LLC**
Request for Use Variance
257 Applegarth Road
(Block 26, Lots 16 & 18)
Zone: NC and R-30
Represented by K. Pape
Certified Complete on December 9, 2024
(Expiration date 04/08/2025 extension granted to 07/31/2025)
Description: Proposed Use retail building (40,710 sq ft) in the NC
Zone with parking for the building in the R-30 zone and 2 residential
lots in the R-30 zone.

VII. Memorialization

BA-5245-23	Matrix 2 Centre Drive, LLC
BA-5227-22	Royal Real Estate Holding, LLC
BA-5250-24	ICON Electric, LLC

VIII. Discussion Items

Applicant requests extension of approval for Chabad Lubavitch Jewish Center **file (BA-5215-22)**.

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
July 29, 2025**