

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
June 25, 2024
at 6:30 P.M.

Order of agenda subject to change at the discretion of the Chairman

- 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 29, 2023;

 Posted on the Monroe Township website; and

 Sent to those individuals who have requested personal notice.

- IV. **Roll Call:**

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

- V. **Minutes** of Regular Meeting held May 28, 2024.

VI. Applications

BA-5239-23

NJ Karz, LLC and Monroe 568, LLC

Request for Use Variance.

564 Englishtown Road
(Block 36, Lots 19 and 20)

Zone: NC

Represented W. Toto

Certified Complete on June 14, 2024

(Expiration date 10/12/2024)

Description: Continue operating automobile salvage yard, a grandfathered pre-existing non-conforming use.

BA-5248-24

CT07 Shared Commercial, LLC & DT07 Shared Commercial, LLC

Request for Use Variance with Amended Preliminary and Amended Final Site Plan with Bulk Variances.

NJSH Route 33 & Joan Warren Way
(Block 4, Lot 15)

Zone: HS (VC-2 Overlay)

Represented by T. Carroll

Certified Complete on May 29, 2024

(Expiration date 09/26/2024)

Description: Proposed Restaurant & Bank with Drive Thrus

VII. Memorialization

BA-5221-22

Suresh Mutupandi / Maxwell Messah

BA-5230-22

Three-C Sac Self Storage LP

VIII. Public Portion

IX. Discussion Items

Executive Session: Pending litigation.

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
July 30, 2024**