

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
September 29, 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 June 30, 2026.

VI. Applications

- BA-5271-26 Recoil NJ, Inc.**
Request for Use Variance with Preliminary and Final Site Plan
Block 95, Lot 1.01 (25 Mott Avenue)
Zone: R-10 / FHC (Residential and Flood Hazard Conservation)
Represented by Ken Pape
Certified Complete on 08/03/2026 (Expiration date 12/01/2026)
Description: Modify shooting facility to expand building and to include the sale of firearms and ammunition.
- BA-5274-26 The Verde Group, LLC**
Request for Use Variance and Final Site Plan
Block 4.01, Lot 12.03 (4 Gateway Boulevard)
Zone: HD (Highway Development)
Represented by Bob Smith
Certified Complete on 08/14/2026 (Expiration date 12/12/2026)
Description: Addition of Chipotle, additional Signage and Parking.

VII. Memorialization

BA-5265-26

257 Applegarth, LLC

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
October 27, 2026**