

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
December 2, 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
(Vacant), Alternate #4
- V. **Minutes** of Regular Meeting held July 29, 2025.

VI. Applications

BA-5257-25

Solar Landscape, LLC

Request for Use Variance, Minor Site Plan and Bulk Variances.

2 South Middlesex Avenue

(Block 58, Lot 24)

Zone: LI

Represented by D. Jennings

Certified Complete on October 10, 2025

(Expiration date 02/07/2026)

Description: Install rooftop solar panels for use in the State's Community Solar Program.

BA-5258-25

Solar Landscape, LLC

Request for Use Variance, Minor Site Plan and Bulk Variances.

1 Jebara Way

(Block 78.01, Lot 1.1)

Zone: LI & FHC

Represented by D. Jennings

Certified Complete on October 10, 2025

(Expiration date 02/07/2026)

Description: Install rooftop solar panels for use in the State's Community Solar Program.

VII. Memorialization

BA-5251-24

257 Applegarth, LLC

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

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