

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
March 28, 2023
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 on December 30, 2022;

 Posted on the Monroe Township website; and

 Sent to those individuals who have requested personal notice.

- IV. **Roll Call**

 Vincent LaFata, Chairman
 Carol Damiani, Vice Chairwoman
 Marino Lupo
 Louis Masters
 Gary I. Busman
 Rajani Karuturi
 Donato Tanzi,
 Arnold Jaffe, Alternate #1
 Manmeet Singh Viridi, Alternate #2
 Thomas J. Kole, Alternate #3
 Dr. Alton Kinsey, Alternate #4

- V. **Minutes** of Regular Meeting held January 31, 2023.

VI. Applications

- BA-5216-22**
(To be dismissed without prejudice)
- Concordia MZL, LLC c/o KPR Centers, LLC**
Request for Use Variance with Preliminary and Final Subdivision and Preliminary and Final Site Plan and Bulk Variances
1600 Perrineville Road
(Block 27.02 Lot 27.01)
Zone: PRC
Represented by Michael Herbert
Certified Complete on August 30, 2022
(Expiration date 12/18/2022 extended to 3/31/2023 by applicant's attorney)
Description: Shopping Center with Drive-Thru Fast Food.
(Proposed Pad Site Development and Subdivision.)
- BA-5222-22**
(To be carried to 4/25/2023 Mtg.)
- Ravishanker Kovi**
Request for Bulk Variance
43 Keswick Circle
(Block 62.05, Lot 6)
Zone: R-20
Represented by Peter Licata
Certified Complete on November 2, 2022
(Expiration date 3/02/2023 extended to 4/31/2023 by applicant's attorney)
Description: Impervious Coverage Variance
- BA-5231-22**
- 283 Applegarth Realty, LLC**
Request for Final Site Plan
283 Applegarth Road
(Block 20.02, Lot 26)
Zone: R-30
Represented by Walter Toto
Certified Complete on February 10, 2023 (Expiration date 3/27/2023)
Description: To demolish and construct an 8,000 SF medical office building.
- BA-5187-20**
- Monroe Solar Farm, LLC**
Request for Amended Use Variance with Preliminary & Final Site Plan & Minor Subdivision
Hoffman Station Road
(Block 49, Lot 18.01)
Zone: R-60
Represented by Peter Klouser
Certified Complete on February 7, 2023 (Expiration date 6/7/2023)
Description: The applicant proposes an amended preliminary and final site plan approval and use variance and minor subdivision to separate an approved solar farm from the remainder of the property. The amended site plan approval and use variance relief is required as a result of the reduction in the lot size on which the solar farm will be located.
- BA-5220-22**
- Waterside Monroe Realty, LLC**
Request for Use Variance with Bulk Variances
1 Overlook Drive
(Block 27, Lot 9.04)
Zone: PRC
Represented by Jeffrey Chang
Certified Complete on February 14, 2023 (Expiration date 6/14/2023)
Description: Proposed addition of 65 additional age-restricted/senior transitional housing apartments.

VII. Memorialization

BA-5214-21

Esposito Construction, LLC

BA-5223-22

Patrick Mahon

VIII. Discussion Items

Review and Adoption of resolution for any and all additional litigation monies and all non-escrow related matters.

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
April 25, 2023**