

**TOWNSHIP OF MONROE  
PLANNING BOARD MINUTES  
MINUTES OF REGULAR MEETING**

**February 23, 2023**

Meeting called to order at 6:30 P.M. by Chairman Marc Gaffrey who led the salute to the Flag.

Chairman Marc Gaffrey read the Sunshine Law as follows: 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 30, 2022;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

**MEMBERS PRESENT:** Chairman Marc Gaffrey, Vice Chairman Andy Paluri, Mr. David Rothman, Mr. John Riggs, Mrs. Karen Polidoro, Ms. Roslyn Brodsky, Mr. Kevin McGowan, Alternate #1 Mr. Manish Patel, Alternate #2 Ms. Oruj Qureshi and Mayor's Representative Mr. Michael Markel. Also present for the Board were Attorney Jerome Convery, Planner Mika Apte, Engineer Mark Rasimowicz and Acting Director of Planning & Environmental Mr. Joe Stroin.

**MEMBERS ABSENT:** Councilman Terence Van Dzura.

A motion to approve the **January 26, 2023 Minutes** made by Ms. Roslyn Brodsky and seconded by Mr. Kevin McGowan and passed unanimously by all members present.

**PB-1252-22                    SZA Properties, LLC; Request for Preliminary and Final Site Plan with Bulk Variances; Block 6, Lots 17.01 and 18.01; Located at 839 Route 33 West, In the HD Zone**

Represented by Lawrence Sachs who stated the application is for site plan approval along Route #33, if approval is granted, we will consulate the two lots by deed.

Loralie Totten, applicant's Engineer and Planner stated the application is requesting preliminary and final major site plan approval to construct a two-story 12,300 square foot building with associated parking and stormwater management facilities to provide workspace and office space for a commercial graphic design and print studio. The existing 1.527 acre tract contains a one-story metal building, a dilapidated two-story dwelling and several sheds and the present use is a storage yard for a stone company. The tract is in the H-D Highway Development District (AMHUD-HD Overlay) with frontage along the west bound land of New Jersey State Highway Route 33 west of Perrineville Road. To the west of the subject tract is a single-family residential use and to the west is a vacant tract assessed as a farm. We are requesting variances for lot area, lot depth, side and rear yard setback, buffer, parking near structure and signage. We are also seeking a design exception for depth and timing of soil log and a waiver of sheet size. I recommend these bulk variances can be granted without substantial detriment to the public good and will not substantially impair the intent or purpose of the zoning plan or zoning ordinance.

Mr. Adi Nikitinky, applicant described the business and went over the signage and landscaping briefly. Applicant agreed that all signs on the premises shall be "static signs", which do not change its message. I also agree that the graphic design and print studio shall keep all work and materials inside the subject 12,300 square foot building.

Mr. Jay Trautman, applicant's Traffic Engineer stated they are in the process of meeting with NJDOT, who has jurisdiction on Route #33. We did relocate the entrance drive due to a large utility pole.

Mr. Steve Radosti, applicant's Architect described the building and floor plan in detail (see exhibit A2).

(No public wanted to be heard. Public portion closed.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated January 12, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated February 14, 2023.

Motion to approve made by Mr. David Rothman and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

**PB-1253-22                      Amazon.com Services, LLC; Request for Preliminary and Final Site Plan with Bulk Variances; Block 8, Lot 8.5; Located at 6 Farrington Boulevard, In the HD Zone**

Represented by Mr. David Singer who stated this application is seeking changes from previous approval.

Ms. Danielle Aristy, employed by Amazon and described the everyday operations of the facility and then described the changes from vans to personal vehicles. The number of parking spaces to be changes and the overall site changes.

Mr. Brian Hall, applicant's Engineer described the site (exhibit A1 and A2) in detail.

Mr. Alan Lothian, applicant's Traffic Engineer also referred to his report.

Ms. Danielle Aristy further explained the number of vehicles coming and going.

(The Board had raised several questions regarding the traffic and because this is seeking preliminary and Final approval, Mr. Singer suggested that the application be carried to next month and the issues addressed.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated February 21, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated February 16, 2023.

Motion to carry this application to the next meeting on March 23, 2023 without notice, made by Mr. John Riggs and seconded by Mr. Michael Markel and passed unanimously by all members of the Board present.

## **MEMORIALIZATION**

**PB-1244-22**      **Forever Iron Doors, LLC**, a motion to approve made by Mr. David Rothman and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

## **DISCUSSION**

A motion to approve extension of time for PB-1218-19 (Apple Realty, LLC) made by Mr. David Rothman and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

A motion to adjourn at 9:40 p.m. made by Mr. Kevin McGowan and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI**  
**PLANNING BOARD SECRETARY**