

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

**January 30, 2024**

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

Chairman Vincent LaFata 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 29, 2023;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

**MEMBERS PRESENT:** Chairman Vincent LaFata, Vice Chairwoman Kelly Carey, Mr. Marino Lupo, Mr. Louis Masters, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, Alternate #2, Alternate #3 Mr. Thomas Kole and Alternate #4 Mr. Gerry Guidice. Also present for the Board were Attorney Peter Vignuolo, Engineer Mark Rasimowicz, Planner Mika Apte and Director of Planning & Environmental Mr. Kevin McGowan.

**MEMBERS ABSENT:** Mr. Gary Busman and Ms. Rajani Karuturi.

**NOMINATIONS:**

Motion to appoint Mr. Vincent LaFata as Zoning Board Chairwoman made by Mr. Donato Tanzi and seconded by Mr. Louis Masters, nominations closed, and passed unanimously by all members of the Board present.

Motion to appoint Ms. Kelly Carey as Zoning Board Vice-Chairwoman made by Mr. Thomas Kole and seconded by Mr. Louis Masters, nominations closed and passed unanimously by all members present.

Motion to appoint Peter Vignuolo as Board Attorney made by Vice Chairwoman Kelly Carey and seconded by Mr. Thomas Kole, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Mr. Mark Rasimowicz as Board Engineer made by Mr. Donato Tanzi and seconded by Mr. Arnold Jaffe, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Mr. Rob Russo and Ms. Mika Apte as Board Planner made by Vice Chairwoman Kelly Carey and seconded by Mr. Louis Masters, nominations closed and passed unanimously by all members of the Board present.

Motion to appoint Ms. Laura Zalewski as Board Secretary made by Mr. Arnold Jaffe and seconded by Mr. Donato Tanzi, nominations closed and passed unanimously by all members of the Board present.

Motion to adopt the Rules and Regulations of the Zoning Board made by Mr. Arnold Jaffe and seconded by Vice Chairwoman Kelly Carey and passed unanimously by all members of the Board present.

Motion to adopt the dates for 2024 meeting for the Zoning Board made by Mr. Thomas Kole and seconded by Chairman Vincent LaFata and passed unanimously by all members of the Board present.

A motion to approve the **November 28, 2023 Minutes** made by Mr. Arnold Jaffe and seconded by Mr. Thomas Kole and passed with Mr. Louis Masters and Vice Chairwoman Kelly Carey abstaining.

**BA-5209-21                      Lucille DiPasquale and Michael DiPasquale; Request for Use Variance and Minor Subdivision with Bulk Variances; Block 68, Lot 41.29; Located at 45 Lower Matchaponix Road, In the NC Zone**

Represented by Michael Herbert who stated this application is seeking use variance approval to construct 3 single family dwellings in the neighborhood commercial zone. The property is known as block 68 and lot 41.29 located at 45 Lower Matchaponix Road. We have the 2 applicants and our planner and engineer to present testimony.

Ms. Lucille DiPasquale, applicant and owner presented exhibits A1-A6: A1 charts, A2 aerial, A3 and A4 home elevations, A5 floor plans and A6 tax list.

Mr. James Bash, applicant's Engineer stated the proposed application is seeking to construct 3 single family dwellings. Exhibit A7 plan of the subdivision. WE agree to the Board's professional report. Listed bulk variances as lot area, lot width and lot frontage. Seeking relief of buffer requirements and design waivers. Also, parking variances for front yard. Street trees will be provided. We are seeking a waiver from installing curbing and sidewalk and will contribute towards the fund. Streetlights exist, we will do what JCPL directs us to, if they require additional street lighting. We will comply with the township for tree removal. Described the lot layouts in detail. We will provide an updated LOI and will comply with the Township for conservation easement markers.

Chairman Vincent LaFata raised a question if the variances would be eliminated if only 2 dwellings were proposed.

Mr. Bash stated the variances would still exist.

Vice Chairwoman Kelly Carey asked if the lot area was calculated before or after ROW dedication.

Mr. Mark Remsa, applicant's Planner referred to exhibit A7 aerial of the NC Zone. He described the use variance requirement and reiterated the bulk variances. Address buffer stating abutting to a residential home.

**PUBLIC:**

Mr. James Neto, 49 Lower Matchaponix Road, stated he has flooding issues now. Pump constantly runs in his basement.

Mr. Bash stated it will not be worse.

(Motion to close public portion made by Mr. Louis Masters and seconded by Mr. Marino Lupo and passed unanimously by all members of the Board present. Public portion closed.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated August 23, 2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated October 3, 2023.

Motion to approve made by Chairman Vincent LaFata and seconded by Vice Chairwoman Kelly Carey and passed unanimously by all members of the Board present.

**BA-5236-23                      Springpoint at Monroe Village, Inc.; Request for Use Variance with  
Minor Subdivision and Bulk Variances; Block 58, Lot 17.03; Located at  
One David Brainerd Drive, In the R-20 Zone**

Represented by Mr. Jared Pape who stated this application is merely a subdivision for financial purposes. Creating separate lots. No new construction.

Ms. Heather Faulkoff, representative of Springpoint, was present if questions arose based on everyday process.

Mr. Sean Delany, applicant's Engineer, stated Mr. Pape is correct. No new construction, no added employees. This is a lot line subdivision on paper for financial purposes but the day-to-day operation of the facility will remain the same. We agree to comply with the Board's professional reports.

No public wished to be heard.

(Motion to close public portion made by Mr. Thomas Kole and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present. Public portion closed.)

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated July 18, 2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated January 23, 2024.

Motion to approve made by Vice Chairwoman Kelly Carey and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

#### **MEMORIALIZATION**

**BA-5207-21**                **Collins Landcare, LLC**, a motion to approve made by Mr. Donato Tanzi and seconded by Chairman Vincent LaFata and passed unanimously by all members of the Board who voted no at hearing.

A motion to adjourn at 8:40 p.m. made by Mr. Thomas Kole and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI**  
**ZONING BOARD SECRETARY**