

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

July 27, 2023

Meeting called to order at 6:30 P.M. by Vice Chairwoman Karen Polidoro who led the salute to the Flag.

Vice Chairwoman Karen Polidoro 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: Vice Chairwoman Karen Polidoro, Mr. David Rothman, Mr. John Riggs, Ms. Roslyn Brodsky, Mr. Manish Patel, Councilman Terence Van Dzura and Mayor's Representative Mr. Hemant Patel. 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: Chairman Marc Gaffrey, Mr. Kevin McGowan and Alternate #1 Ms. Oruj Qureshi.

A motion to approve the May 25, 2023 Minutes made by Councilman Terence Van Dzura and seconded by Ms. Roslyn Brodsky and passed with Mayors Representative Hemant Patel abstaining.

PB-1255-23

**Primera Real Estate Holdings, Inc.; Request for Minor Site Plan;
Block 56, Lot 9.4; Located at 259 Prospect Plains Road, In the
OP Zone**

Represented by Mr. Stephen Hambro. The applicant and owner is Primera Real Estate Holdings LLC. The property is located in the Matrix Corporate Campus and is known as buildings E1 and E2. The property is located at 259 Prospect Plains Road in the Office Professional zone. The campus is approximately 80 acres total. We are seeking a minor site plan for Buildings E1 and E2. We are seeking approval to extend the lab located in E1 into E2. Building E2 is approximately 4700 square feet. There will be some minor modifications to the building itself.

Mr. Ben Catarinicchia, applicant's Architect stated probably 95 percent of what we're doing to it is on the inside and doing very little to the outside of the building. Aside from really on the outside, we are punching three windows on the side and taking out the garage door and putting a glass storefront in for entry into the building. Standard utilities and interior partitions in the building itself is really not going to change much it's going to look exactly like it does now. The interiors will be heavily modified. Building E2 is approximately 49800 square feet and looking at the plan, on the right side of the plan is mainly a computer room that houses most of their analytical equipment which I'll let Steve get into exactly what it does and on the other side we have uh small molecule and large molecule lab.

Mr. Steve Grossman, Representative of Primera described the day-to-day routine of the lab. There is currently a lab run in building E1 and we are also in Princeton, NJ. He described the number of employees and hours of operation. We are seeking to expand into building E2. He had handouts for the board of the signage and the details of the drum for waste and the storage area. There were questions on parking and garbage area.

Mr. Frank Antisell, applicant's Planner stated that the Board Planner stated there are 2 variances for the signage. He stated the signs are existing and are directional signs. More testimony was stated about parking spaces. He was also referring to the handouts.

Vice Chairwoman Karen Polidor asked if these handouts were submitted as part of the application.

Mr. Steve Hambro stated, no.

PUBLIC:

Michael McDonell, 710A Yarborough Way, stated he has concerns of the 55-gallon drum and biohazard materials especially if it leaks.

Joan Mischak, 678A Yarborough Way South, IF you are restriping thr parking area, are you increasing the impervious lot coverage. Concerned o flooding.

Andrian Rogove on behalf of her mother Ruth Cohen at 684B Yarbough Way, stated has concerns of the chemicals. Are they stored correctly. Are they monitored. Who monitors them. Major concerns of the 55-gallon drum. There was a lot of testimony hear tonight and not many answers.

Joyce Croughly, 684 A Yarbough Way, also concerned with the shed and the 55-galoon drum. Concerned of a spill and reached the residents.

Diane England, 401A Oxford Lane, stated she heard no trees are to be removed, but has concerns of trees that have already been cut down.

Sheila McQue, 385B Sudbury Lane, concerned of flooding and stated they should dbe good neighbors.

Vice Chairwoman Karen Polidoro stated there were many issues raised and that the Board and the Board's professionals just received materials this evening. Asked the Board member's what they want to do.

Mr. Mark Rasimowicz, Board Engineer, stated maybe the applicant return to a TRC and carry this applications to the next regular Board meeting.

Ms. Mika Apte, Board Planner, agreed with the suggestion. There are concerns over parking, garbage and the variances.

Motion to carry this application to the next regular Board meeting made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed unanimously by all members of the Board present.

MEMORIALIZATION

PB-1254-22 **Joyce R. Williams**, a motion to approve made by Councilman Terence Van Dzura and seconded by Mr. Manish Patel and passed unanimously by all members of the Board present.

PUBLIC PORTION

(No public wished to be heard.)

DISCUSSION

(No discussion.)

CORRESPONDENCE

(No correspondence.)

A motion to **adjourn** at 8:50 p.m. made by Mayor's Representative Hemant Patel and seconded by Councilman Terence Van Dzura and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**