

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

July 25, 2023

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

Vice Chairwoman Carol Damini 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 January 1, 2023 on the Bulletin Board of the Office of the Township Clerk, Municipal Complex, 1 Municipal Plaza, and remains on file at that location for public inspection;

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 Carol Damiani, Mr. Marino Lupo, Mr. Louis Masters, Ms. Rajani Karuturi, Alternate #1 Mr. Arnold Jaffe, Alternate #2 Mr. Manmeet Singh, and Alternate #4 Dr. Alton Kinsey. Also present for the Board were Attorney Peter Vignuolo, Engineer Mark Rasimowicz, Planner Mika Apte and Acting Director of Planning & Environmental Mr. Joe Stroin.

MEMBERS ABSENT: Chairman Vincent LaFata, Mr. Gary Busman, Mr. Donato Tanzi and Alternate #3 Mr. Thomas Kole.

A motion to approve the **June 27, 2023 Minutes** made by Mr. Arnold Jaffe and seconded by Mr. Louis Masters and passed with Ms. Rajani Karuturi abstaining.

BA-5222-22 Ravishanker Kovi; Request for Bulk Variance; Block 62.05, Lot 6; Located at 43 Keswick Circle, in the R-20 Zone

Carried to the August 29, 2023 meeting with notice.

BA-5232-23 Mitrashimi Patel; Request for Bulk Variance; Block 14.06, Lot 22; Located at 46 Sheller Drive, In the PRD-AH Zone

Represented by Mr. Walter Toto who stated this application is seeking variance relief for a pool and fence.

Mr. Mark Remsa, applicant's Planner, stated the property in question is known as block 14.06, lot 22 at 46 Sheller Drive in the Stratford Development. This is an inclusionary housing project that was approved back in the mid-90s. The property itself is a single-family home. According to the survey you'll see that the house occupies pretty much the southern part of the property, there's very little backyard. So, what the applicants proposing is to locate a 15 foot by 30 foot in ground swimming pool and then install a six-foot-high solid vinyl fence to enclose the pool. The variances that are required for this would be a swimming pool in the front yard and also, we have a six-foot five fence in the front yard. The ordinance requires that it be no higher than three feet high. The applicant did move the filtration system away from the rear yard. This is the only real location that we could possibly put an inground pool for this improvement, it is a front yard which is really operating like a site side yard and the fence is set back 10 feet from the property line. It has to be set back 10 feet because of the utilities. Also, that run along the frontage of the property, the developer actually put shade trees in there and they're also set roughly 10 feet back so so the fence will be set back so there's adequate vision around the curve on the property. We agree to the Engineer and Planner reports.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated May 16, 2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated May 18, 2023.

Motion to approve made by Mr. Marino Lupo and seconded by Ms. Rajani Karuturi and passed unanimously by all members of the Board present.

MEMORIALIZATION

BA-5235-23 Jared Abrahamson , a motion to approve made by Mr. Louis Masters and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

BA-5234-23 **Thor Investments**, a motion to approve made by Mr. Marino Lupo and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

A motion to adjourn at 6:48 p.m. made by Mr. Marino Lupo and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
ZONING BOARD SECRETARY**