

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

**March 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 Chairwoman Karen Polidoro, Mayor's Representative Mr. Michael Markel, Councilman Terence Van Dzura, Mr. David Rothman, Mr. John Riggs, Mr. Kevin McGowan and Ms. Roslyn Brodsky. Also present for the Board were Attorney Jerome Convery, Planner Mika Apte, Engineer Mark Rasimowicz and Director of Planning & Environmental Mr. Joe Stroin.

**MEMBERS ABSENT:** Mr. Manish Patel and Alternate #1 Ms. Oruj Qureshi.

A motion to approve the **February 23, 2023 Minutes** with correction made by Mr. David Rothman and seconded by Mr. Michael Markel and passed with Councilman Terence Van Dzura abstaining.

**PB-1249-22            49 Erickson, LLC; Request for Minor Subdivision; Block 155,  
Lots 25.01 - 32; Located at 49 Erickson Avenue, In the R-7.5  
Zone**

Represented by David Himelman, Lawrence Sachs is unavailable. This application is seeking a minor subdivision to create a new lot for a single-family dwelling. The property is known as Block 155, Lots 25.01 through 32, is in the R 7.5 Residential Zone and is located on Erickson Avenue near the northern border of the Township between Monroe and Spotswood Borough. The site is currently developed with a one-story,

single family residential dwelling and a detached masonry garage in the side yard and a screen house in the rear yard. The site is primarily surrounded by residential development. Further east of the site is commercial land uses along Spotswood Englishtown Road and further south is Woodland Elementary School.

Mr. Marc Leber stated the applicant seeks minor subdivision approval with bulk variances to create two (2) lots by consolidating eight (8) existing lots and dividing the total tract into two (2) lots. The new lots are proposed Lot A consisting of 9,938.07 square feet and have a frontage of 95 feet and Lot B will consist of 9,949.27 square feet and have a frontage of 100 feet. The Applicant is proposing to construct a two-story dwelling on each of the new lots. The dwelling on Lot A is proposed to have a footprint of 2,290 square feet and the dwelling on Lot B, which is already under construction, is proposed to have a footprint of 2,000 square feet. Each of the dwellings is proposed to have a 19-foot driveway with an attached garage. We are requesting variances from the Monroe Code for Minimum Lot Depth where 100 feet is required and Proposed Lot A only 99.49 feet and for Parking in Front Yard that is Prohibited.

(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 March 14, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated January 10, 2023.

Motion to approve made by Councilman Terence Van Dzura and seconded by Mr. David Rothman 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. Joseph Paparo, applicant's Attorney who stated this application was carried from last month to address several concerns raised by the Board members. He stated the applicant is requesting an amendment to previously approved site plan and variance approval in connection to the existing warehouse building located at 6 Farrington Boulevard. The site, identified as Block 8, Lot 8.5 is a 63.69 acre site containing a 301,320 square foot warehouse/office building. The site was part of a previous site plan and variance application before the township Planning Board (PB#1231-20). The approval granted the site to be used as an Amazon "Last Mile" delivery station warehouse facility. The resolution was memorialized April 22, 2021. That approval included 301,320 square feet of warehouse/office building and 660 parking spaces. The 660 parking spaces included 238 associate parking spaces, 341 exterior van parking spaces and 81 interior van parking spaces. Additionally, the site included 12 loading spaces and no tractor trailer parking spaces. The approval also

included circulation changes with interior loading area for the vans as well as Amazon Hub Area – a public access area for parcel pick up of items. The applicant now proposes, to modify the previously approved site plans to include the following changes:

1. Removal of all regular public parking along the northeastern corner near the Amazon Hub area.
2. Increase the number of loading docks currently 12 to 14 loading docks.
3. Rearranging parking spaces along the northwestern corner of the site.
4. Reducing the number of parking spaces from a total of approved 660 spaces to 450 exterior spaces.
5. Variance relief in connection with the proposed installation of directional signs throughout the site.
6. The revised plans note a total of 10 directional signs, all of which exceed the maximum allowable sign area of three-square feet according to the Code.
7. Addition of a compactor and auger.
8. Re-striping and reconfiguration of the parking area adjacent to the truck court to accommodate and facilitate exterior loading operations and a 'Dockzilla' ramp and canopy.
9. Reconfiguring the interior 81 van parking areas and the interior loading areas and proposing interior 52 car parking and/or loading spaces for flex drivers.
10. Install a fenced, pedestrian pathway along the existing area and truck court.
11. Install an additional generator and related concrete pad along the northwestern corner of the building.

We will still comply with all conditions in prior resolutions. Especially the traffic signal warrant analysis, roadway improvements, traffic studies, signalization and understand to invite all professionals to any and all meetings for NJDOT and inform of any development in Millstone.

Ms. Danielle Aristy, representative of Amazon described “under the rood” changes. The key change is now offering same day delivery, explained the procedure in depth.

Mr. Brian Hall, applicant’s Engineer stated there are several variances requested. We are requesting variances for loading spaces, number and area of directional signs and

lighting levels. We are also seeking a design exception for wheel stops. We will provide infrastructure for Electric Vehicle (EV) charging stations as per the Township Ordinance requirement. Based upon the proposed 450 parking spaces, Applicant shall provide 19 EV space parking.

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 March 21, 2023.

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

Motion to approve made by Councilman Terence Van Dzura and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

## **MEMORIALIZATION**

**PB-1252-22 SZA Properties, LLC**, a motion to approve made by Mr. David Rothman and seconded by Mr. Kevin McGowan and passed with Councilman Terence Van Dzura abstaining.

## **PUBLIC PORTION**

(No one wished to be heard during the public portion of the meeting.)

A motion to close public portion of the meeting made by Mr. Kevin McGowan and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

## **DISCUSSION**

A motion to amend resolution for PB-1232-21 (Conifer Realty) made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed unanimously by all members of the Board present.

A motion to adjourn at 7:30 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**