

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

May 25, 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, Councilman Terence Van Dzura, Mr. David Rothman, Mr. John Riggs, Mr. Kevin McGowan, Ms. Roslyn Brodsky and Mr. Manish Patel. 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: Alternate #1 Ms. Oruj Qureshi.

A motion to approve the **March 23, 2023 Minutes** made by Mr. David Rothman and seconded by Councilman Terence Van Dzura and passed unanimously by all members of the Board present.

PB-1254-22 **Joyce R. Williams; Request for Minor Subdivision with Bulk Variances; Block 146.02, Lots 18 and 19; Located at 20 Avenue C and 22 Avenue C, In the R-10 Zone**

Represented by Jay Weiner who stated the property is located at 20 Avenue C and 22 Avenue C. To neighbors are swapping land to square of the lots and have a straight lot line. I have the applicant Ms. Joyce Williams and her neighbor Ms. Amy Bordy to explain and Ms. Lorali Totten as an expert Planner and Engineer.

Ms. Joyce Williams, 22 Avenue C, applicant explained she purchased the property 25 years ago from family and she had thought the “triangle” pieces of land that were 9’ and 6’ off each other’s property was handled back then. She has been to the zoning office several times and this has become to complex, so we are fixing the problem.

Ms. Amy Bordy, 20 Avenue C, stated they are basically using the property today, as if the line has already been changed. We are friendly neighbors and this could have been a nightmare if we were not as amicable to each other.

Ms. Lorali Totten, applicant’s Engineer, described in detail the layout of the 2 lots as they exist today. We are creating a variance for the location of the shed, with the lot line adjustment. They use the property as residences.

Ms. Karen Polidoro asked if anything is underground, any tanks or such that would now be located off property. (No.)

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

Mr. David Rothman commended the neighbors on resolving this matter in a friendly fashion.

Councilman Terence Van Dzura also agreed with Mr. Rothman and stated one too many times, matters do not work out this well.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant’s compliance with report dated May 17, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant’s compliance with report dated May 5, 2023.

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

MEMORIALIZATION

PB-1253-22 Amazon.Com Services, LLC, a motion to approve made by Ms. Karen Polidoro and seconded by Mr. Kevin McGowan and passed unanimously by all members of the Board present.

PB-1249-22 49 Erickson, LLC, a motion to approve made by Mr. Kevin McGowan and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

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 Chairman Marc Gaffrey and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

DISCUSSION

A motion to approve reaffirmation of minor subdivision for PB-1207-18 (Maria Celeste and Fernando Adelino) made by Mr. Kevin McGowan and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

A motion to approve reaffirmation of minor subdivision for PB-1197-17 (Vasiliy Shafar) made by Councilman Terence Van Dzura and seconded by Mr. Kevin McGowan and passed unanimously by all members of the Board present.

A motion to adjourn at 7:00 p.m. made by Ms. Karen Polidoro and seconded by Mr. David Rothman and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**