

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

November 28, 2023

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 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: Chairman Vincent LaFata, Vice Chairwoman Carol Damiani, Mr. Marino Lupo, Mr. Donato Tanzi, Alternate #1 Mr. Arnold Jaffe, Alternate #2 Mr. Manmeet Singh, Alternate #3 Mr. Thomas Kole 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: Mr. Louis Masters, Mr. Gary Busman and Ms. Rajani Karuturi.

A motion to approve the **July 25, 2023 Minutes** made by Vice Chairwoman Carol Damiani and seconded by Mr. Thomas Kole and passed with Chairman Vincent LaFata, Mr. Donato Tanzi abstaining.

BA-5207-21

Collins Landcare, LLC; Request for Use Variance with Minor Site Plan and Bulk Variances; Block 109.24, Lot 26; Located at 223 Old Forge Road, In the R-60 Zone

Represented by Mr. Otto Kostbar who stated this application is seeking a use variance with minor site plan and bulk variance approval. The property is located at 223 Old Forge Road. The property is residential and landscape business. The business has been there over 20 years. Recently there was a complaint filed with the Township, so my client is here to seek approval to continue the use of the landscaping business. The zone is R-60 of the Township.

Mr. Joseph Gravina stated he purchased the property in June of 2022. The previous owner Robert Collins had owned the property and operated the business since 1998. We are seeking approval of the business. He described the operation and nature of the business in detail as well as the vehicles located on the property and the number of employees.

Mr. Jayesh Patel, Crest Engineering, applicant's Engineering described the site in detail. Reviewed the list of waivers requested. Described the impervious lot coverage. He agrees to the board's professional reports.

Mr. Mark Remsa, applicant's planner, described in detail the variances requested. The business has been in operation for over 20 years. Described in detail the landscaping. He also will comply with the boards' professional reports.

PUBLIC:

Mr. Dave Lonski, representing the neighbors at 220 old Forge Road, the Buffalino's asked question regarding the operation of the business (Exhibits O1, O2 and O3).

Ms. Heather Corona, 225 Old Forge Road, stated they were encroaching on her property. In 2016 contacted zoning. Not in favor of a business in a million dollar neighborhood. No other businesses within miles of her house.

Mr. Aaron Corona, 225 Old Forge Road, stated he wants safety for his family and not knowing the people coming and going to a business. Many trucks during the day.

Mr. Mahmud, 224 Old Forge Road, stated he lives directly across the street and does not support a business there.

Mr. Buffalino, 220 Old Forge Road stated he owns a similar type of business in a neighboring town and that this is not the place for a business.

Mr. Richad Defalco, PP reviewed the site plan and commented that this neighborhood is not a suitable area for the proposed use.

Mr. Dave Lonski asked direct questions to the applicant's Planner, Mr. Mark Remsa and Engineer, Mr. Jayesh Patel based upon their testimony to the Board.

Mr. Marino Lupo stated he understands both sides. But if the business has been operating for over 20 years and people bought their homes knowing the business was there, why are the complaints now? Suggested moving the port-a-potty.

Mr. Donato Tanzi asked if the board can vote on an illegal business.

Mr. Peter Vignuolo stated that is why they are here seeking approval and to correct that.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to the applicant's compliance with report dated August 8, 2023.

Mr. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated November 16, 2023.

Motion to approve made by Mr. Marino Lupo and seconded by Vice Chairwoman Carol Damiani and DENIED with a 4 aye and 3 nay vote.

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**

Due to the late hour, this application will be carried to the January 30, 2024 regular meeting.

MEMORIALIZATION

BA-5232-22 **Mitsrashimi Patel**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Arnold Jaffe and passed with Chairman Vincent LaFata and Mr. Donata Tanzi abstaining.

DISCUSSION

A motion to approve resolution for any and all additional litigation monies made by Vice Chairwoman Carol Damiani and seconded by Mr. Donato Tanzi and passed unanimously by all members of the Board present.

A motion to adjourn at 10:00 p.m. made by Mr. Donato Tanzi and seconded by Mr. Arnold Jaffe and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
ZONING BOARD SECRETARY**