

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
July 28, 2020
at 7:00 P.M.

Order of agenda subject to change at the discretion of the Chairman

- I. **Call to order** 7:00 P. M. via Zoom
Web-meeting access information <https://us02web.zoom.us/j/83006577062>
Phone #1-312-626-6799 or 1-929-205-6099
Meeting ID 830 0657 7062

- II. **Salute to the Flag**

- III. **ANNOUNCE SUNSHINE LAW:** 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 January 3, 2020;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

- IV. **Roll Call**

Carol Damiani, Chairwoman
Vincent LaFata, Vice Chairman
Marino Lupo
Michael Maiolo
Louis Masters
Gary I. Busman
Rajani Karuturi, Alternate # 1
Donato Tanzi, Alternate # 2
Richard Lans, Alternate # 3
Arnold Jaffe, Alternate # 4

- V. **Minutes** of Regular Meeting held February 25, 2020.

VI. Applications

- BA-5186-20** **Estate of Maria Cegielka by Tibor Hetenyi, Executor**
Request for Bulk Variance
Block 160.20, Lot 29.01 (349 Spotswood Englishtown Road)
Zone: NC (Previous approval for R-10)
Represented by K. Pape
Certified Complete on March 13, 2020 (Expiration date 07/29/2020)
Description: Inconsistency in the survey of one foot (12 inches) of an unintended side yard variance.
- BA-5177-19** **Goldy's Cream, Inc.**
Request for Preliminary and Final Site Plan
Block 36, Lot 33 (510 Englishtown Road)
Zone: NC (Neighborhood Commercial)
Represented by S. Alfieri
Certified Complete on June 26, 2020 (Expiration date 08/10/2020)
Description: Site Plan approval consistent with Use Variance approval granted for storage of ice cream and parking of vending ice cream trucks and retain residential rental.
- BA-5188-20** **PDC Atlanta, LLC**
Request for Preliminary and Final Site Plan
Block 82, Lot 3.01 (Cranbury South River Road)
Zone: R-30 (Residential)
Represented by B. Smith
Certified Complete on June 26, 2020 (Expiration date 09/29/2020)
Description: Site Plan approval consistent with Use Variance approval granted for warehouse.
- BA-5178-19** **Dementia Home Care, LLC**
Request for Use Variance with Bulk Variances
Block 42, Lot 7.02 (188 Prospect Plains Road)
Zone: R-30 (Residential)
Represented by W. Toto
Certified Complete on 01/13/2020 (Expiration date 08/10/2020)
Description: Dementia Care Facility / 15 Resident Care Facility

VII. Memorialization

No resolutions to be adopted.

VIII. Discussion Items

Request for additional funds for Zoning Board Attorney in the matter known as Black Rock Enterprises, LLC litigation.

Request for additional funds for Attorney in the matter known as CT07 SPII, LLC and DT07 SPII, LLC litigation.

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
August 25, 2020**