AGENDA Township of Monroe Zoning Board November 30, 2021 at 6:30 P.M.

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

I. Call to order 6:30 P.

II. Salute to the Flag

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 on January 1, 2021;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

IV. Roll Call

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

V. Minutes of Regular Meeting held October 26, 2021.

VI. **Applications**

BA-5185-20 **Monique Smith**

Request for Bulk Variance

621 Buckelew Avenue (Block 34, Lot 4)

Zone: R-3A

Represented by Pro Se

Certified Complete on November 13, 2021 (Expiration date 03/13/2022)

Description: Setback variance for house addition

BA-5210-21 Guru Nanak Sikh Heritage Inc. (Phase II)

Request for Preliminary and Final Site Plan and Use Variance

Wycoff's Mill Road (Block 13, Lot 2)

Zone: R-60

Represented by Bob Smith

Certified Complete on November 13, 2021 (Expiration date 03/13/2022) Description: Construct 510 sf building addition; construct mezzanine floor

of 3,380 sf; outside open stair & 8,000 sf of recreation bldg.

BA-5213-21 Royal Real Estate Holding, LLC

Request for Preliminary Major Subdivision with Use Variance

and Bulk Variances

202 Mounts Mills Road / 490 Buckelew Avenue

(Block 35.07, Lots 20.01 & 20.02)

Zone: R-30

Represented by Lawrence Sachs

Certified Complete on November 13, 2021 (Expiration date 03/13/2022)

Description: Residential Subdivision

VII. Memorialization

> BA-5204-21 CT07 Shared Commercial, LLC and

DT07 Shared Commercial, LLC

VIII. Correspondence

IX. **Public Portion**

X. **Discussion Items**

XI. Adjournment