

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

April 27, 2021

Meeting called to order at 6:30 P.M. by Chairman Vincent LaFata (via zoom Web-meeting access information <https://us02web.zoom.us/j/87023657042>, Phone #1-312-626-6799 or 1-929-205-6099 Meeting ID 870 2365 7042) 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, 2021 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 January 1, 2021;

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. Louis Masters, Mr. Gary Busman (signed on last application), Ms. Rajani Karuturi, Mr. Donato Tanzi, Alternate #1 Mr. Richard Lans, Alternate #2 Mr. Arnold Jaffe, Alternate #3 Mr. Nicholas Morolda and Alternate #4 Mr. George Gunkelman. Also present for the Board were Attorney Peter Vignuolo, Planner Mika Apte, Engineer Mark Rasimowicz and Director of Planning & Zoning Mr. Joe Stroin.

MEMBERS ABSENT: (Mr. Busman late.)

A motion to approve the **March 10, 2021 and March 30, 2021 Minutes** made by Vice Chairwoman Carol Damiani and seconded by Mr. Donato Tanzi and passed unanimously by all members present.

BA-5193-19 New Cingular Wireless PCS; Request for Use Variance with Amended Site Plan and Bulk Variances; Block 20, Lot 28.10; Located at 224 Federal Road, In the RR-FLP Zone

See attached transcript.

BA-5171-19 Chabad Labavitch Jewish Center; Request for Conditional Use Variance with Preliminary and Final Site Plan and Bulk Variances; Block 27.02, Lot 17.02; Located at 152 Prospect Plains Road, In the R-30 Zone

Represented by Mr. Lawrence Sachs who stated this application is before the board seeking use variance and site plan approval with bulk variances. We have complied with notice requirement and were carried from the March 30, 2021 meeting without additional notice. He stated that Rabbi Zaklikovsky and Mr. Marc Leber, applicant's Engineer concluded their testimony at the prior hearing.

Mr. Andrew Feranda, applicant's Traffic Engineer described in detail the traffic submittal to the Board.

Ms. Carol Damiani asked if the number of accidents at that location was known and researched. (Yes.)

Mr. Richard Lans asked if this was the plan prepared because of the court decision. (Yes.)

Chairman LaFata stated he has a real concern with the entrance at that location and intersection. But also stated that if Middlesex County has signed off and this was the outcome of a court decision, we need to abide with it.

Mr. Marino Lupo also stated he has several concerns with the entrance and traffic flow.

Ms. Allison Coffin, applicant's Planner stated the parcel is approximately 2.4 acres and has constraints with frontage and width coverage. We provided a twenty (20) foot buffer and significant landscaping. There are bulk variances requested for frontage and width.

Mr. Richard Lans asked if the drainage would dump onto golf course.

Public:

Mr. Paul Rosenheim, 29 Martin Van Buren Drive, stated his house is the last house and that there is no fencing and what is stopping people from trespassing and using his property as a cut thru.

Mr. Bill Camilleri, 11 Patrick Henry Court, asked if the exit would be a stop or yield sign.

Mr. Alan Schwartz, 19 London Drive, stated this is beneficial to the Township and residents.

Mr. David Whitebook (No audio.)

Mr. David Matisoff, 3330 Dey Grove Road, asked why the Township is not embracing this?

Mr. Alex Aoxavbackt, 13 Imperial Court supports the application.

Ms. Beth DiPierro, 404 Garvey Drive stated this is a good thing.

Mr. Larry Nook, 34 Rockwell Drive also supports this.

Ms. Tiby Lapkin, 2 Halifax Drive also supported this.

Mr. David Whitebook (No audio.)

Ms. Allison Coffin stated this is known as an inherently beneficial use, such things as house of worship or solar.

Motion to approve made by Mr. Marino Lupo and seconded by Vice Chairwoman Carol Damiani and passed unanimously by all members of the Board present.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated February 23, 2021.

Mr. Mika Apte, Board Planner's Associate, has no objections subject to applicant's compliance with report dated January 14, 2021.

Motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Richard Lans and passed unanimously by all members of the Board present.

**BA-5195-20 Rajesh Tailor; Request for Use Variance with Bulk Variances;
Block 77.06, Lot 17.04; Located at 5 Legends Drive, In the R-60
Zone**

Represented by Mr. Walter Toto who stated this application is for ground mounted solar, which is not permitted in the zone.

Mr. Rajesh Tailor property owner stated he is seeking to install solar and prefers the ground mounted because roof pitch would not accommodate the size.

Mr. Edmund Haemmerle of NJ Renewal Energy described the entire solar panels and the ground layout.

Mr. Walter Toto stated they agree to all conditions in the reports of the Board Professionals. We also agree to have site visit to ensure the landscaping is adequate after install with the Board Professionals.

Ms. Carol Damiani asked if grass can be cut under it.

Mr. Arnold Jaffe asked if the panels were connected to an inverter.

Mr. Gary Busman asked the cost.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated January 26, 2021.

Ms. Mika Apte, Board Planner's Associate, has no objections subject to applicant's compliance with report dated December 2, 2020 from previous planner Mr. Mark Remsa.

Motion to approve made by Mr. Gary Busman and seconded by Vice Chairwoman Carol Damiani and passed unanimously by all members of the Board present.

MEMORIALIZATION

BA-5203-21 **Gables Plaza, LLC**, a motion to approve made by Mr. Louis Masters and seconded by Mr. Gary Busman and passed unanimously by all members of the Board present.

BA-5179-19 **New York SMSA Limited Partnership d/b/a Verizon**, a motion to approve made by Vice Chairwoman Carol Damiani and seconded by Mr. Gary Busman and passed unanimously by all members of the Board present.

BA-5191-20 **Danley Properties, LLC**, a motion to approve made by Mr. Louis Masters and seconded by Chairman Vincent LaFata and passed unanimously by all members of the Board present.

DISCUSSION

Motion to approve request for additional funds for final [payment to McManimon, Scotland and Baumann, LLC in the matter known as CT07 SPII, LLC and DT07 SPII, LLC made by Vice Chairman Carol Damiani and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

A motion to adjourn at 9:45 p.m. made by Mr. Marino Lupo and seconded by Mr. Louis Masters and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
ZONING BOARD SECRETARY**