

**AGENDA**  
**Township of Monroe Zoning Board**  
**Zoning Special Board Meeting**  
**March 10, 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. M 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
  
- 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 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  
, Alternate #4
  
- V.           **Minutes** of Regular Meeting held February 23, 2021, to be adopted at regular March 30, 2021 meeting..

**VI. Applications**

- BA-5203-21 Gables Plaza, LLC**  
Request for Amended Preliminary and Final Site Plan  
Block 15, Lot 12.39  
201-221 Applegarth Road  
Zone: CC (Community Commercial)  
Represented by Sal Alfieri  
Certified Complete on January 29, 2021 (Expiration date 3/15/2021)  
Description: Addition on building F / outdoor seating for food & beverage service
- BA-5179-19 New York SMSA Limited Partnership d/b/a Verizon**  
Request for Use Variance with Preliminary and Final Site Plan  
Union Valley Road  
Zone: R-3A (Residential)  
Represented by Warren Stillwell  
Certified Complete on October 2, 2020 (Expiration date 01/30/2021, extended by email to 02/28/2021 then again to 03/10/2021)  
Description: Construction of 172 foot wireless telecommunications tower in a 50x50 ft. equipment compound.
- BA-5193-19 New Cingular Wireless PCS**  
Request for Use Variance with Amended Site Plan and Bulk Variances  
224 Federal Road  
Zone: RR-FLP (Rural Residential / Farmland Preservation)  
Represented by Judith Fairweather  
Certified Complete on January 26, 2021 (Expiration date 05/26/2021)  
Description: Proposed 20 foot extension of an approved wireless tower.

**VII. Memorialization**

**VIII. Discussion Items**

**IX. Public Portion**

**X. Correspondence**

**XI. Adjournment**

**Next Regular Zoning Board Meeting:  
March 30, 2021**