

AMENDED

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT – Regular Meeting
Wednesday, May 18, 2016 at 8:00 p.m.
in the Meeting Room in Town Hall

AGENDA

Call to Order

“I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been transmitted on January 15th, 2016 by the Secretary to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in the meeting room and in the entrance hall in Town Hall, all pursuant to Section 13 of the Open Public Meetings Act.”

Roll Call

Pledge of Allegiance

Moment of Silence to Honor Military Who Have Been Wounded or Killed in Action

Completeness Waivers

Item #1 **NEW CINGULAR WIRELESS PCS, LLC (AT&T)**, 960 Holmdel Rd., – Amended Site Plan #2015-5; ZBA Variance #387 – Blk 13, Lot 13 in the OL-2 Zone Applicant seeks amended site plan approval to install an emergency generator to support the facility. A use variance for an expansion of the existing non-conforming use for multiple uses on the property, and setback variance approval to modify its existing telecommunications facility are being requested.

Continued Public Hearings

Item #2 **NJ NATURAL GAS COMPANY**, 970 Holmdel Road (site of Cornerstone Power Holmdel solar farm) Prelim/Final Site Plan #2015-2; Blk 13, Lot 14 in the OL-2 Zone. Applicant seeks variance relief to construct a regulator station which is an additional principal use on the site; variance relief to construct the proposed regulator station within the buffer required between a non-residential use and residential zone, where 384.25’ is required and 74.5’ is proposed; variance relief for fence height in front, side and rear yard; 8’ proposed, 6’ permitted.

Item #3 **ALEXANDER VARSHAVSKY**, 3 Round Hill Road; ZBA Variance # 372 Blk 11, Lot 67.04 in the R-40A Zone – Applicant seeks relief for lot coverage for an existing pool patio, driveway, and gazebo (37.5% where 25% is allowed).

Memorializing Resolutions

Item #4 **KRANTHI KOLLU**, 5 Seminole Drive; Blk 58, Lot 48.02 in the R-TH Zone – Applicant requests Floor Area Ratio (FAR) relief for a finished basement. Present FAR is at 19.6% and FAR will be increased to 27.9%. Max allowed is 20%. Applicant requests lot coverage variance to build a deck in the rear yard increasing lot coverage to 25.8%; 20% is the max is allowed in the zone.

Item #5 **SAMIR AJGAONKAR**, 10 Seminole Drive; Blk 58, Lot 48.12 in the R-TH Zone –Applicant requests lot variance relief to construct paver patio and paver sidewalk. Relief requested is to 22.8%; max coverage allowed is 20%. Applicant requests Floor Area Ratio (FAR) relief to finish the basement with recreation area, storage closets/utility room. Relief requested is 26.4%; max allowed is 20%.

Item #6 **MADHU MUTUKULA & SIKHARAM SAILAJA**, 8 Seminole Drive; ZBA Variance #386 Blk 58; Lot 48.13 in the R-TH Zone Applicant seeks variance relieve to install a paver patio, storage shed and paver-side walkway. Coverage will increase to 22.78% where 20% is the max allowed in the zone.

Attorney Report

NYSMSA – Verizon Wireless

Adjournment

POST – Court Room

POST – Lobby

AMENDED

ZONING BOARD MEETINGS – Tentative Schedule 2016– Subject to change

Reorganization	JANUARY 13, 2016	JUNE 15, 2016 Verde Woods, <i>Cont'd Public Hearing #2</i>
Alexander Varshavsky, <i>Cont'd Public Hearing #3 (not heard)</i>	JANUARY 20, 2016	JULY 20, 2016
NJ Natural Gas – Regulator Station, <i>Public Hearing #1</i>	FEBRUARY 3, 2016	AUGUST 17, 2016
James & Catherine Rogan, <i>Public Hearing</i>	FEBRUARY 17, 2016	SEPTEMBER 7, 2016
NJ Natural Gas, <i>Cont'd Public Hearing #2</i> Alexander Varshavsky, <i>Cont'd Public Hearing #3</i>	MARCH 2, 2016	SEPTEMBER 21, 2016
Verde Woods, <i>Com. Waivers/Public Hearing #1 (carried to 4/20)</i> Kranthi Kollu, <i>Public Hearing (will not be heard)</i> James & Catherine Rogan, <i>Cont'd Public Hearing #2</i>	MARCH 16, 2016	OCTOBER 5, 2016
Outfront Media, <i>Com. Waivers/Public Hearing #1 (will not be heard) carried to 5/4/16</i> Alexander Varshavsky, <i>Cont'd Public Hearing #4</i>	APRIL 6, 2016	OCTOBER 19, 2016
Verde Woods, <i>Com. Waivers/Public Hearing #1</i> Samir Aigaonkar, <i>Public Hearing</i> Kranthi Kollu, <i>Public Hearing</i>	APRIL 20, 2016	NOVEMBER 2, 2016
Outfront Media, <i>Com. Waivers/Public Hearing #1</i> Madhu Mutukula/Sikharam Sailaja, <i>Public Hearing</i> Village Exxon, <i>Public Hearing #1</i>	MAY 4, 2016	NOVEMBER 16, 2015
New Cingular Wireless (AT&T), <i>Completeness Waivers</i> NJ Natural Gas Co., <i>Cont'd Public Hearing #3</i> Alexander Varshavsky, <i>Cont'd Public Hearing #4</i> Samir Aigaonkar, <i>Memorializing Resolution</i> Kranthi Kollu, <i>Memorializing Resolution</i>	MAY 18, 2016	DECEMBER 7, 2016
Outfront Media, <i>Cont'd Public Hearing #2</i> Village Exxon, <i>Cont'd Public Hearing #2</i>	JUNE 1, 2016	DECEMBER 21, 2016
		JANUARY 11, 2017 Reorganization – 8:00 p.m.

Pending Public Hearings:

- Josephine Rim – fence/corner lot
- Cornerstone Power – storage shed
- St. Mina’s Church – parking
- Mowery – use

AMENDED

- New Cingular Wireless (AT&T) – Public Hearing