

HOLMDEL TOWNSHIP PLANNING BOARD ~ AGENDA

Regular Meeting to be held Tuesday, **April 5th 2022** at 7:00 p.m.
in the Courtroom in Town Hall, 4 Crawfords Corner Road, Holmdel, New Jersey

Statement by Presiding Officer: *"I hereby announce, in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10 that adequate notice and electronic notice of this meeting has been transmitted on January 7th 2022 and March 28th 2022 by the Secretary to the Asbury Park Press, Independent, The Two River Times, the Township Clerk, and has been posted on the bulletin board, on the main access door to Township Hall, and posted on the Township's website ~ www.holmdeltownship.com*

Pledge of Allegiance

Moment of Silence to Honor Military Who Have Been Wounded or Killed in Action and for the First Responders Who Keep Us Safe Every Day

Roll Call

Completeness Waivers

Item 1 - HEAVENLY ESTATES ~ Preliminary/Final Major Subdivision #663

Proposed subdivision of two (2) existing lots (92.4 acres) into eighteen (18) residential lots, three (3) open space lots (to be dedicated to a Homeowners' Association) and one (1) large lot to remain undeveloped; property located along the eastbound side of Newman Springs Road (Rt 520), opposite Vonage Technology Center, and is within the Rural Conservation District (R-4R) Zone.

Public Hearing *(Item 2 will be held only if Completeness Waivers are granted in Item 1)*

Item 2 - HEAVENLY ESTATES ~ Preliminary/Final Major Subdivision #663

Proposed subdivision of two (2) existing lots (92.4 acres) into eighteen (18) residential lots, three (3) open space lots (to be dedicated to a Homeowners' Association) and one (1) large lot to remain undeveloped; property located along the eastbound side of Newman Springs Road (Rt 520), opposite Vonage Technology Center, and is within the Rural Conservation District (R-4R) Zone.

Memorializing Resolution

Item 3 - BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC - Prel/Final Major Site Plan #2021-3

Bl 58, Lots 29 and 29.01; property consists of approximately 11.44 acres along the northbound side of Rt 35 in the TMHO-3 Zone (Transitional Mixed Highway Oriented Zone) and the RT35H Zone (Route 35 Highway Overlay Zone). Proposed a 3-story assisted living/congregate care facility (79,000 +/- sq ft footprint) along with site improvements; 87 assisted living units (100 beds) and 92 independent/congregate care living units (115 beds); also proposed is a solar canopy (approximately 240' by 18') over the proposed parking spaces in the north parking lot along the rear of the building.

Administrative Review

Item 4 - **AMAZON FRESH (COMMONS)** - Review of trademark logo sign; previously approved by TRC

Minutes - February 15th 2022

Planning Board Engineer's Report/Planning Board Planner's Report/Planning Board Attorney's Report Adjournment

Post - Lobby and Front Door