



# Township of Holmdel

## Department of Community Development

4 Crawfords Corner Road  
Holmdel, New Jersey 07733  
Phone: 732-946-2820

[www.holmdeltownship.com](http://www.holmdeltownship.com)

Steven J. Winters  
Director

### ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA April 12, at 7:00 p.m. in the Meeting Room at Town Hall

#### Call to Order

*In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, and the regulations governing remote meetings, N.J.A.C. 5:39-1.5, I hereby announce that "adequate notice" and "electronic notice" of this meeting was provided in a notice dated January 14, 2023 that was sent to the Asbury Park Press, Two River Times, posted on the bulletin board and on the main access door to Town Hall, filed in the Clerk's Office, and posted on the Township's website, [www.holmdeltownship.com](http://www.holmdeltownship.com)*

#### Roll Call

#### Pledge of Allegiance

#### Moment of Silence to honor Military, Police and our First Responders

#### Public Hearing

Item #1 **ZBA2023-2 Bayshore Medical Center 727 N. Beers Street, Block 36, Lots 24, 35.01, 36, 37, 38.01 & 38.02** Applicant seeks an Amended Preliminary & Final Major Site Plan Approval to create a means of egress on Bayshore Drive; add a driveway in the rear of the hospital campus; add parallel parking spaces on the hospital side of Bayshore Drive; add blinking crosswalks and stop signs; add an additional crosswalk at the front of the hospital; add speed bumps; add two (2) additional signs on the emergency room façade along with lighting improvements.

#### Memorializing Resolution

Item #2 **ZBA2023-1 33 Ely Road – Sal Vitale, Block 11, Lot 29.05 in the R-4 Zone**

Applicant granted variance relief to construct a detached four-car garage at the existing single-family home on an undersized lot in the R-4 Zone. Variances granted: lot area of 168,860 sqft exists, whereas 174,240 sqft is required; the proposed square footage for the accessory structure is 1,324 sqft, whereas 900 sqft is permitted; proposed building height for accessory structure is 21.1 feet, whereas 15 feet is permitted.

Item #3 **Draft Meeting Minutes**

November 30, 2022

December 21, 2022

#### Professional Reports

#### Adjournment