

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT REGULAR MEETING  
AUGUST 17, 2022, 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 19, 2022 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 police/military wounded or killed in action**

**Public Hearings**

Item #1 **4 Overlook Drive – Christian & Veronica Kraus, Block 50.02, Lot 2 in the R40-A Zone, ZB Variance #452** Applicant seeks setback variance relief for a 9’ X 12’ pool pavilion two (2) feet from the property line where 25’ is required.

Item #2 **4 Sharon Lane – Vincent Geranio, Block 15.01, Lot 2 in the R40-A Zone, ZB Variance #463** Applicant seeks relief to construct a new portico located 44.58 feet from the front property line where 50 feet is required.

**Completeness Waivers**

Item #3 **Holmdel Storage Developers, LLC ~ 2125 NJSH Route 35 Preliminary/Final Major Site Plan #2022-01 Block 58, Lot 25 in the TMHO-3 Zone** Applicant proposes to construct a four-floor (three-story and basement) self-storage facility along with associated parking, handicap parking, loading, and driveway areas. Variances are requested to reduce the front yard setback to allow the placement of the building and parking within the setbacks required. It is also required to eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans. A variance is also requested for FAR to allow the proposed project. *If this application is deemed complete, a public hearing will follow.*

**Public Hearing**

Item #4 **Holmdel Storage Developers, LLC ~ 2125 NJSH Route 35 Preliminary/Final Major Site Plan #2022-01 Block 58, Lot 25 in the TMHO-3 Zone** Applicant proposes to construct a four floor (three-story and basement) self-storage facility along with associated parking, handicap parking, loading, and driveway areas. Variances are requested to reduce the front yard setback to allow the placement of the building and parking within the setbacks required. It is also required to eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans. A variance is also requested for FAR to allow the proposed project.

**Memorializing Resolution**

Item #5 **32 Apple Grove Drive, Robert Fani ~ ZB #462, Block 50, Lot 58 in the R40-B Zone** Applicant granted relief for the height of an existing accessory (garage) building for 18.2 feet where 15 feet is the allowable height. Approved relief for lot coverage of 17 3/8% where 22.6% was requested and where 15% is allowed

**Professional Reports**

**Adjournment**