

## HOLMDEL TOWNSHIP PLANNING BOARD ~ AGENDA

Regular Meeting to be held Tuesday, **October 18, 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 12<sup>th</sup> 2022 and October 13, 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](http://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**

### **Public Hearing**

Item 1 – **39 Main Street, LLC – Relief of Condition/Bulk "c" Variance #2022-6R**

Block 13, Lot 19 / 39 Main Street

Proposal to install one (1) 5-foot by 6-foot (30 sq. ft.) double-sided sign to be located in front of the existing building, to be set back 0.5 foot from the front property line (10 feet from curb line) and two (2) internally illuminated façade signs, each measuring 3 feet, 4 inches by 10 feet (33.3 sq. ft.) along the northbound side of Main Street west of Holmdel Road in the B-1 District

### **Completeness Waivers**

Item 2 – **POLO CLUB RESTAURANT ~ Amended Preliminary/Final Major Site Plan #2022-5**

Block 15, Lots 1 and 2.01 / 216 Highway 34

Proposal to construct a one-story rear banquet hall addition and a two-story front private dining addition to an existing restaurant and banquet facility in the B-2 Neighborhood Business District. New freestanding signs, off-street parking, and related site improvements are also proposed. Bulk "c" variance relief is required related to front yard building setback from Pleasant Valley Road and number and setback of freestanding signs.

### **Public Hearing**

Item 3 – **POLO CLUB RESTAURANT ~ Amended Preliminary/Final Major Site Plan #2022-5**

Block 15, Lots 1 and 2.01 / 216 Highway 34

Proposal to construct a one-story rear banquet hall addition and a two-story front private dining addition to an existing restaurant and banquet facility in the B-2 Neighborhood Business District. New freestanding signs, off-street parking, and related site improvements are also proposed. Bulk "c" variance relief is required related to front yard building setback from Pleasant Valley Road and number and setback of freestanding signs.

### **Memorializing Resolution**

Item 4 - **LUTTRELL ~ Minor Subdivision #665**

Block 18.08, Lot 27.01 / 121 Highway 34

Proposed subdivision of 2.422 acres in the R-40A Zone into two new lots, one for the existing dwelling with existing site improvements to remain; and one new building lot. The existing dwelling to remain will also be renovated/improved.

**Minutes** – July 19, 2022 and September 6, 2022

**Planning Board Planner's Report**

**Planning Board Engineer's Report**

**Planning Board Attorney's Report**

### **Adjournment**

Post – Lobby and Front Door