

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT REGULAR MEETING  
November 9, 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 **35 Telegraph Hill Road – Apostolos (Paul) Zafiriou, Block 50.425, Lot 62 in the R40-A Zone, ZB Variance #466** – Applicant seeks variance relief for lot coverage of 29.49% where 25% is permitted. Allow a 17-foot 2-inch pool patio setback, where 25 feet is required. Allow 20-foot pool equipment setback where a 25-foot setback is required. Permit a 13-foot 4-inch patio and seat wall setback, where a 25-foot setback is required.

Item #2 **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.

Item #3 Zoning Board Annual Report 2021 ~ Draft 2

**Adjournment**