



Township of Holmdel

Department of Community Development

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

www.holmdeltownship.com

Steven J. Winters
Director

ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA JUNE 7, 2023 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.

Roll Call

Pledge of Allegiance

Moment of Silence to Honor Military, Police and our First Responders

Public Hearing

Item #1 ZBA2023-4 Roberts of Holmdel, LLC, 161 Highway 34, Block 13, Lots 2.02 & 2.02 QFARM R-4R Zone

Applicant seeks Use variance relief to operate a commercial garden center/nursery and retail farm market. The retail farm market is a permitted accessory use for farms and agriculture. The proposed retail farm market exceeds the permitted building coverage for retail farm markets. Applicant also requires bulk variance relief for pre-existing non-conforming conditions including minimum front yard setback, minimum buffer for commercial use, minimum parking setbacks and minimum driveway set back from the property line.

***This item will not be heard and will be carried & re-noticed for to a future Zoning Board meeting**

Public Hearing

Item #2 ZBA2023-7 John Blair, Jr., 294 Middle Road, Block 56, Lot 3 R30 Zone

Applicant seeks Bulk variance relief for a detached garage re-constructed on the existing foundation after it was destroyed by a fire. Applicant received all proper permits for the re-construction but it was mistakenly built at 16 feet high where 15 feet is permitted.

Public Hearing

Item #4 ZBA2023-6 Patricia's of Holmdel, 2128-2136 State Hwy 35, Block 50.35, Lot 1 LIH-PUD Zone

Applicant seeks relief for a condition of a prior approval to construct a pergola over the existing patio area; a proposed cooler box on a concrete pad; and a premanufactured storage shed for grease containers.

Memorializing Resolution

Item #5 ZBA2023-2 Bayshore Medical Center 727 N. Beers Street, Block 36, Lots 24, 35.01, 36, 37, 38.01 & 38.02

Applicant granted 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.

for exceeding maximum lot coverage for proposed lot 16.05 and exceeding maximum lot coverage for proposed lot 21.

Item #6 Zoning Board Annual Report 2022 ~ Draft 1

Adjournment

ZONING BOARD MEETINGS 2023 – 7:00 p.m. Tentative Schedule

<p align="center">JANUARY 11, 2023 REORGANIZATION</p> <ul style="list-style-type: none"> ▪ Dementia Center, <i>Memorializing Resolution</i> 	JUNE 21, 2023
<p align="center">JANUARY 25, 2023</p> <ul style="list-style-type: none"> ▪ Verde Woods II, <i>Continued Public Hearing#2</i> ▪ Holmdel Self Storage, <i>Memorializing Resolution</i> 	JULY 19, 2023
<p align="center">FEBRUARY 1, 2023</p> <ul style="list-style-type: none"> ▪ 12 Jennifer Drive, <i>Memorializing Resolution</i> 	AUGUST 16, 2023
<p align="center">FEBRUARY 15, 2023 CANCELLED</p>	SEPTEMBER 6, 2023
<p align="center">MARCH 1, 2023</p> <ul style="list-style-type: none"> ▪ ZBA2023-1 Sal Vitale, Public Hearing 	SEPTEMBER 20, 2023
<p align="center">MARCH 15, 2023</p> <ul style="list-style-type: none"> ▪ Cannon Hill, Completeness Waiver/Public Hearing ▪ Verde Woods II, <i>Memorializing Resolution</i> 	OCTOBER 4, 2023
<p align="center">APRIL 12, 2023</p> <ul style="list-style-type: none"> ▪ ZBA2023-2 Bayshore Medical Center, Amended P&F Site Plan with Sign Variance ▪ ZBA2023-1 Sal Vitale, <i>Memorializing Resolution</i> 	OCTOBER 18, 2023
<p align="center">APRIL 26, 2023</p> <ul style="list-style-type: none"> ▪ ZBA2023-3 William Aurnhammer, Public Hearing - <i>Carried to May 17, 2023</i> 	NOVEMBER 1, 2023
<p align="center">MAY 3, 2023 CANCELLED</p>	NOVEMBER 22, 2023
<p align="center">MAY 17, 2023</p> <ul style="list-style-type: none"> ▪ ZBA2023-3 William Aurnhammer, Public Hearing ▪ ZBA2023-4 Roberts of Holmdel. LLC, Public Hearing - <i>Carried to June 7, 2023</i> ▪ Cannon Hill, <i>Memorializing Resolution</i> 	DECEMBER 6, 2023
<p align="center">JUNE 7, 2023</p> <ul style="list-style-type: none"> • ZBA2023-4 Roberts of Holmdel. LLC, Public Hearing - <i>Carried to a future meeting</i> • ZBA2023-6 Patricia's of Holmdel, Public Hearing • ZBA2023-7 John Blair, Jr, Public Hearing • ZBA2023-2 Bayshore Medical Center, <i>Memorializing Resolution</i> 	DECEMBER 20, 2023
<p align="center">JUNE 21, 2023</p>	JANUARY 10, 2024 REORGANIZATION

Pending Applications

- ZBA2023-8 Aleksandr Uskach, 11 Maacka Drive, Bulk variance relief to allow an existing tennis court built prior to the applicant purchasing the property.
- ZBA2023-5 Christopher Reppy, 12 Sherwood Court, Bulk variance relief for a retaining wall constructed without permits over 6 feet high, where 6 feet is permitted.
- ZBVAR 469 Shahar Spitzer, 16 Mount Drive, Bulk variance relief to construct a single family, lot area, lot depth, lot frontage, lot width, front yard setback, density – *Deemed incomplete*.
- ZBVAR 455 Tranquil Teachings, 24 Schanck Rd., Use variance/Site Plan *Awaiting site plan application*.

101 Crawfords Corner Road
Suite 3400
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May 10, 2023

VIA EMAIL

Ms. Courtney Lopez, Secretary
Township of Holmdel
Zoning Board of Adjustment
4 Crawfords Corner Road
Holmdel, NJ 07733

Application No. ZBA #2023-7

John Blair, Jr.
294 Middle Road
Block 56, Lot 3, Zone R-30
1st Completeness and 1st Engineering Review
Township of Holmdel, Monmouth County, New Jersey
Colliers Engineering & Design Project No. HEZ-0030

Dear Board Members,

As requested, this office has reviewed the following documents in support of a variance application relative to the above-referenced matter:

- Application submission letter prepared by the Applicant's Attorney, Jeffrey B. Gale, Esq., Gale & Laughlin, LLP, dated April 17, 2023, with enclosures.
- Architectural "Asbuilt" Drawings, for new garage building over an existing footing and foundation (garage replacement due to fire damage), prepared by Steven Lane, PE, RA, Construction Design Technologies, PC, dated November 15, 2022, last revised March 27, 2023, consisting of seven (7) sheets, A1.0 through A7.0 inclusive.
- Architectural "Front Facade" Drawing, prepared by Steven Lane, PE, RA, Construction Design Technologies, PC, dated April 5, 2023, with undated revision note regarding as-built drawing, consisting of one (1) sheet, A1.0.
- Location Survey for John Blair, Lot 3, Block 56, prepared by Richard E. Stockton, PLS, Richard E. Stockton & Assoc., Inc., dated December 7, 2017, consisting of one (1) sheet.
- Holmdel Township Zoning Board Petition, Form #1.
- Holmdel Township Certified 200' List, Form #5.
- Holmdel Township Tax Certification, Form #6.
- Holmdel Township Variance Checklist, Form #7.
- Holmdel Township Key Map.
- Holmdel Township Tax Map.

- W-9 Form.
- Holmdel Township Contact Information Sheet.
- Picture Packet consisting of 18 photographs of the subject garage under construction.

A. PROJECT DESCRIPTION

The property is located at 294 Middle Road, Block 56, Lot 3 (38,335 sq. ft./0.880 acres), Zone R30, Township of Holmdel, Monmouth County, New Jersey. Surrounding uses include mostly residential. North of the property is a nursing and rehabilitation center; east of the property are condominiums; south of the property is Allocco Park; and west of the property is a restaurant, bank, school, and tire and wheel shop at the intersection of Laurel Avenue and Middle Road.

The property contains a one-family two-story private dwelling with a semi wrap-around covered porch, inground pool, concrete paver patio, two-story frame garage, and an asphalt driveway with mountable block curb. There is an existing 20' wide drainage easement along the west side of the lot that extends from Middle Road R.O.W. to the brook behind the dwelling.

The Applicant is now submitting a variance application and seeking variance relief to reconstruct a frame garage (destroyed by fire) on the existing foundation at a height of 16 feet where 15 feet is permitted in the R-30 Single-Family District.

B. COMPLETENESS DETERMINATION

Based on review of the submitted documents, the Application is considered **COMPLETE** from an engineering standpoint only.

C. GENERAL COMMENTS

1. Testimony should be provided on the proposed scope of improvements, including but not limited to, the frame garage to be reconstructed (destroyed by fire) on the existing foundation at a height of 16 feet where 15 feet is permitted (Township Ordinance § 30-52c).
2. Testimony should be provided on any prior approvals associated with the property, dwelling, and subject garage structure.
3. Testimony should be provided on the required, existing, and proposed zoning data and lot coverage for the property and proposed improvement. The plan should be revised to include this information in accordance with the R-30 District requirements.
4. Testimony should be provided on the anticipated construction sequence schedule.
5. Testimony should be provided on the anticipated use of the garage in conjunction with any private business operations.

6. Testimony should be provided on whether any vehicles, equipment, goods or materials, or waste will be stored in the garage either temporarily or permanently. Stored materials shall not include hazardous materials in accordance with Township Ordinance.
7. Testimony should be provided on the proposed improvements and their architectural finishes, and how they will blend in with the existing dwelling and surrounding neighborhood.
8. Testimony should be provided on the anticipated differences, i.e., height, setbacks, structural, windows, mechanical/electrical/plumbing improvements, aesthetic finishes, between the original frame garage and the proposed garage.
9. No Freehold Soil Conservation District certification appears required as they are disturbing less than 5,000 square feet.
10. Testimony should be provided on how all disturbed areas are going to be restored.
11. Provide general note regarding any damage by construction activity to the surrounding existing improvements must be repaired to the satisfaction of the Board Engineer.
12. The plan should be revised to include elevations. Note how elevations were obtained.
13. Testimony should be provided on the garage gutters and to where they discharge. Update the plan with this information as needed.
14. Testimony should be provided on the construction materials and quality of said materials being used for the reconstructed frame garage.
15. Testimony should be provided whether any accessory security, solar, lighting, or landscaping improvements are proposed as part of this Application.
16. Testimony should be provided whether any fire protection measures are being installed.
17. Testimony should be provided regarding the brook behind the dwelling, and whether the property contains or is near to any environmentally sensitive areas, including but not limited to, wetlands, floodways or flood hazard areas.
18. If approved, and once construction is complete, the Applicant will be required to provide an as-built plan of the improvements to ensure it was built in accordance with the approved plan.

19. We defer to the Board Planner for any planning issues associated with the Application.

20. We defer to the Township Zoning Officer/Code Enforcement Officer for any zoning issues that may be associated with the Application.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to subsequent submissions and testimony presented at the public hearing.

Should you have any questions or require any additional information regarding this review, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Robert W. Bucco, Jr., P.E., C.M.E., C.P.W.M.
Holmdel Township Zoning Board Engineer

RWB/BM/dmm

cc: Marty Pflieger, Esq., Board Attorney (via email)
Kate Keller, P.P., A.I.C.P., Board Planner (via email)
Loretta Coscia, Township Office Manager (via email)
Loni Favorito, Township Zoning Officer/Code Enforcement Officer (via email)
Holmdel Environmental Commission (via email)
Steven J. Winters, C.F.M., Township Director of Community Development and Construction Official (via email)
Victor Stevens, Township Director of Infrastructure and Operations (via email)
David Olsen, Township Fire Official/Fire Subcode Official (via email)
John Blair, Jr, Applicant (via email)
Jeffrey B. Gale, Esq., Gale & Laughlin, LLP, Applicant's Attorney (via email)
Steven Lane, PE, RA, Construction Design Technologies, PC, Applicant's Architect (via email)

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Suite 3400
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Main: 877 627 3772



May 9, 2023

VIA EMAIL

Ms. Courtney Lopez, Secretary
Township of Holmdel
Zoning Board of Adjustment
4 Crawfords Corner Road
Holmdel, NJ 07733

Application No. ZBA #2023-6

Patricia's of Holmdel
2128-2136 State Highway 35 South
Block 50.35, Lot 1, Zone LIH-PUD

1st Completeness and 1st Engineering Review

Township of Holmdel, Monmouth County, New Jersey
Colliers Engineering & Design Project No. HEZ-0029

Dear Board Members,

As requested, this office has reviewed the following documents in support of a Bulk/Sign Variance application for Zoning Board relief from a condition of prior approval relative to the above-referenced matter:

- Application submission letter prepared by the Applicant's Attorney, Salvatore Alfieri, Esq., Cleary Jacobbe Alfieri Jacobs, LLC, dated April 13, 2023, with enclosures.
- Plan entitled "Patricia's of Holmdel Proposed Pergola and Cooler Box Plan, Alteration & Renovation" prepared by Daniel M. Condatore, R.A., MODE Architects, dated June 27, 2022, consisting of one (1) sheet No. A103.
- Holmdel Township Zoning Board Petition, Form #1.
- Holmdel Township Persons to be Notified and residents within 200' Form, with list.
- List of Local Utility Companies.
- Holmdel Township Notice of Public Hearing, Form #2.
- Holmdel Township Disclosure Statement.
- W-9 Form.
- Owner's Affidavit of Authorization and Consent, signed.
- Holmdel Township Variance Checklist.
- Holmdel Township Tax Certification, Form #6.
- Holmdel Township Tax Map.
- Copy of Holmdel Township Zoning Board Application# 400 (originally approved October 23, 2002) for Relief of Condition of Prior Approval, dated November 1, 2017, memorialized December 6, 2017, consisting of six (6) pages, not signed.

A. PROJECT DESCRIPTION

The property is located at 2132 State Highway 35, Block 50.35, Lot 1, and is within the LIH-PUD Redevelopment District of Holmdel Township, Monmouth County, New Jersey, 07733. Overall, the property is located in the southwest corner of the Commons at Holmdel shopping plaza, which is bound by Route 35, Commons Way, and South Laurel Avenue. Surrounding uses include a mix of commercial shopping plazas and residential subdivisions. The existing restaurant building, approximately 9,960 s.f., currently features two (2) restaurants, Turning Point of Holmdel and Patricia's of Holmdel, which is the subject of this Application. The Patricia's of Holmdel restaurant is operated by approximately 70 full and part-time staffers and is open daily, generally from lunch through dinner. The restaurant's main room seats 140 customers, the 1,200 s.f. enclosed garden room seats 70 with access to the outdoors, the market area seats 35 to 40, and the new speakeasy and bar area seats 50.

The Applicant is now requesting Zoning Board relief for relief from a condition of prior approval in order to construct the following proposed improvements at the existing Patricia's of Holmdel restaurant building: a proposed 18'-3" x 37' aluminum louvered pergola with a new push bar exit door over the existing patio area, a proposed 55"W x 52"D x 77"L premanufactured storage shed for grease containers, and a proposed 10'W x 10'L x 10'H cooler box which features 4" thick insulated cooler panels, 6" thick insulated concrete slab, and new entry door. The prior approvals granted by the Township Zoning Board conditionally require the Applicant to obtain Zoning Board approval.

B. COMPLETENESS DETERMINATION

Based on review of the submitted documents, the Application is considered **COMPLETE** from an engineering standpoint only.

C. GENERAL COMMENTS

1. Testimony should be provided on the current operations of the restaurant building.
2. Testimony should be provided on the proposed scope of improvements.
3. Testimony should be provided on whether the number of employees or customers, or any other business operations, will change as a result of the proposed improvements.
4. Testimony should be provided regarding the prior approvals granted and any conditions therein required, as referenced by the Petition Form #1 No. 4.
5. Applicant should provide an original signed copy of the previous approval, Resolution memorialized December 6, 2017.
6. Testimony should be provided on the anticipated construction sequence schedule.

7. Testimony should be provided on the timing of construction activities versus the ongoing open restaurants and adjacent commercial uses within the Commons at Holmdel.
8. Testimony should be provided on protecting pedestrians and motorists in the area during construction.
9. Testimony should be provided on the proposed improvements and their architectural finishes, and how they will blend in with the existing restaurant building.
10. No Freehold Soil Conservation District certification appears required as they are disturbing less than 5,000 square feet.
11. Testimony should be provided on how all disturbed areas are going to be restored.
12. Provide a construction detail for the 6" insulated concrete slab for cooler box and provide reinforcement within the pad. Depict stone bedding, if any.
13. Provide a general note regarding any damage by construction activity to the surrounding existing improvements must be repaired to the satisfaction of the Township Engineer.
14. Correct spelling of "GREASE" on callouts as shown on the pergola and cooler plan.
15. Provide a construction detail for the connection at grade for the pergola supports and the existing patio.
16. Testimony should be provided on the material of the existing patio and its bedding/subbase. The plan should also be updated to note this information.
17. Testimony should be provided on the proposed improvements regarding ADA compliancy.
18. Testimony should be provided whether any accessory lighting or landscaping improvements are proposed as part of this Application.
19. If approved, the Applicant will be required to provide an as-built plan of the improvements to ultimately ensure it was built in accordance with the approved plan.
20. We defer to the Board Planner for any planning issues associated with the Application.
21. We defer to the Township Zoning Officer/Code Enforcement Officer for any zoning issues that may be associated with the Application.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to subsequent submissions and testimony presented at the public hearing.

Should you have any questions or require any additional information regarding this review, please do not hesitate to contact this office.

Sincerely,

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Holmdel Township Zoning Board Engineer

RWB/BM/dmm

cc: Marty Pflieger, Esq., Board Attorney (via email)
Kate Keller, P.P., A.I.C.P., Board Planner (via email)
Loretta Coscia, Township Office Manager (via email)
Loni Favorito, Township Zoning Officer/Code Enforcement Officer (via email)
Holmdel Environmental Commission (via email)
Steven J. Winters, C.F.M., Township Director of Community Development and Construction Official (via email)
Victor Stevens, Township Director of Infrastructure and Operations (via email)
David Olsen, Township Fire Official/Fire Subcode Official (via email)
Frank Brusco, Patricia's of Holmdel, Applicant (via email)
Salvatore Alfieri, Esq., Cleary Giacobbe Alfieri Jacobs, LLC, Applicant's Attorney (via email)
Daniel M. Condatore, R.A., MODE Architects, Applicant's Architect (via email)