

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
SEPTEMBER 21, 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

Roll Call

Pledge of Allegiance

Moment of Silence to honor police/military wounded or killed in action

Continued Public Hearing

Item #1 **470 Red Hill Road, Dementia Center Preliminary/Final Site Plan #2020-6, Block 49.02, Lots 40, 40Q and 41 in the R40-B Zone** Applicant seeks a use variance to create an Assisted Living Residence, which will be a facility for those suffering from dementia for 105 residents. The facility will consist of a state-of-the-art residential memory support program that will house a variety of innovative programs and building design concepts including an assessment program; educational services; and extensive community outreach and support.

Memorializing Resolutions

Item #2 **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 #3 **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.

Item #4 **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

Item #5 **Draft 1 – Zoning Board Annual Report 2021**

Item #6 **Draft Meeting Minutes** – May 18 and June 1, 2022

Professional Reports

Adjournment