

DRAFT

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

Mr. Blumenthal called the meeting to order at 7:00 p.m., and Mr. Buerkle read the following statement: “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

Present: Ms. Avrin
Dr. Blumenthal, *Chairperson*
Mr. Buerkle
Mr. Luciani
Mr. Orfanitopoulos, *Vice Chairperson*
Dr. Shah, *Alternate 2*

Also Present: Ms. Coscia, Board Secretary
Ms. Keller, P.P., Board Planner
Mr. Pflieger, Esq., Board Attorney
Mr. Mullin, P.E., Board Planner

Absent: Ms. Campis
Dr. Lateef
Ms. Perez. *Alternate 1*

Dr. Shah is seated for Dr. Lateef

Pledge of Allegiance

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

Completeness Waiver Hearing

Item #1 **KIP 20, LLC (Proposed Indoor Recreational Facility)**

Preliminary/Final Site Plan #2022-2, Block 21, Lots 4 and 4.01 125 127 Red Hill Road Applicant seeks a use variance for an Indoor Recreational Facility with improvements to include driveways, parking areas, landscaping, lighting, and stormwater management facilities.

Present on behalf of the applicant: Meryl Gonchar, Esq.

DRAFT

Ms. Gonchar, Esq., reviewed the completeness review letter provided by the Board Engineer. The Board moved to deem the application complete. Motion made by Ms. Avrin seconded by Mr. Orfanitopoulos and carried on the following roll call vote:

Affirmative: Ms. Avrin-Marchiano, Dr. Blumenthal, Mr. Buerkle, Mr. Luciani,
Mr. Orfanitopoulos, Dr. Shah
Negative: None
Absent: Ms. Campis, Dr. Lateef, Ms. Perez

Continued Public Hearing

Item #2 **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.

Present on behalf of the applicant: Sanford Brown, Esq.

Testimony completed on this application. Open this meeting for public comments. All public were sworn in.

Public Comments

Jane Zisk, 6 Lucarelli Drive
Danielle Curcio, 3 Williams Way
Steven Crywalski, 3 Country View Road
Bob Heugle, 8 Bryce Road
Karen Strickland, 26 Heyward Hills Drive
Leslie Zimmerman, 3 Twin Brooks Court
Angela Curcio, 3 Williams Way
Elizabeth Urbanski, 121 Red Hill Road
Stanley Yung, 2 Country View Road
Lance Lubi, Line Road
Eric Silvergold, 9 Powder Horn Court
Nicholas Pontocorvo, 6 Country View Road
Roberta Kaufman, 13 Chestnut Hill Road
Derek Dougherty, 141 Markshire Drive, Middletown Resident
Michelle Dixie, 5 Field Gate Court

Continued Public Hearing on this application for attorney summation and Board discussion on October 19, 2022, without further notice.

DRAFT

Memorializing Resolutions

Item #3 **4 Overlook Drive – Christian & Veronica Kraus, Block 50.02, Lot 2 in the R40-A Zone, ZB Variance #452** Applicant granted setback variance relief for a 9' X 12' pool pavilion two (2) feet from the property line where 25' is required.

Affirmative: Ms. Avrin, Dr. Blumenthal, Mr. Buerkle, Mr. Luciani, Dr. Shah

Negative: None

Absent: Ms. Campis, Dr. Lateef, Ms. Perez

Recused: Mr. Orfanitopoulos

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

Affirmative: Ms. Avrin, Dr. Blumenthal, Mr. Buerkle, Mr. Luciani
Mr. Orfanitopoulos, Dr. Shah

Negative: None

Absent: Ms. Campis, Dr. Lateef, Ms. Perez

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

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

Professional Reports

None

Adjournment

There being no further business at 8:41pm, motion by Ms. Avrin seconded by Mr. Buerkle to adjourn. Motion carried on voice vote.

Respectfully submitted,

Loretta Coscia
Board Secretary

Summary minutes

Meeting recorded on Holmdel Township YouTube and Holmdel Township Facebook

Minutes approved 9/21/22 (DO/JB)