

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, March 18, 2020 at 7:00 p.m.
in the Meeting Room in Town Hall

AGENDA

Call to Order

“I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been transmitted on January 9th, 2020 by the Secretary to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in the meeting room and in the entrance hall in Town Hall, all pursuant to Section 13 of the Open Public Meetings Act.”

Roll Call

Pledge of Allegiance

Moment of Silence to Honor Military and Police Who Have Been Wounded or Killed in Action

Completeness Waivers

Item #1 **Oak Hill Farms, LLC, 177 Stillwell Road, Block 10, Lot 16 in the R40-B Zone Preliminary/Final Site Plan and Use Variance #2019-4** The applicant is requesting a use variance to permit a retail use open to the public to include retail goods brought from off-site to the property. The property consists of 5.52 acres, and is currently improved with an approximately 2,800 square foot pole barn, two, 120 square foot sheds, and one 80 square foot shed, for which the applicant previously received building permits. Goats, miniature alpacas and chickens live on the property. The applicant will continue to use the property as a farm and proposes to add a retail component. The applicant will operate a family-owned and operated multi-faceted agriculture business on the property with an emphasis on organic farming and community outreach.

Public Hearing

Item #2 **New Horizon Properties LLC, Fuel Center and Convenience Store, 494 Middle Road, Preliminary/Final Site Plan #2019-3 – Block 56, Lot 1** Applicant proposes to develop the property as a convenience store with a fuel service facility. The property presently consists of a one-story masonry building/garage. The applicant proposes to demolish the existing structure on the property and construct a 3,000 square foot convenience store and fueling area consisting of six (6) fuel pumps.

Memorializing Resolution

Item #3 **Pavel Kim, 15 Exeter Way, Block 11.06, Lot 13 in the R40-A Zone; ZB Variance #431** Applicant granted variance relief for lot coverage for installation of a circular brick paver driveway and landscape walls totaling 32.2% where 25% is allowed.

Minutes

Item #4 **Draft Minutes** – January 22, 2020 and February 5, 2020

Adjournment