

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting ~ Via Zoom Conferencing
Wednesday, April 21, 2021 at 7:00 p.m.

Call to Order

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, and regulations governing remote meetings, N.J.A.C. 5:39-1.5, I hereby declare this meeting of the Holmdel Township Zoning Board to be open and announce that adequate and electronic notice of this meeting was provided in notices dated January 8, 2021 and April 16, 2021. Notices were sent to the Asbury Park Press, Two River Times, and posted on the bulletin board, and on the main access door to Town Hall. Notices were filed in the Clerk's Office, and posted on the Township's website at www.holmdeltownship.com

This meeting is being conducted on a remote electronic basis using Zoom, with livestreaming on Facebook and YouTube and will be archived on the Township's YouTube and Facebook pages; as such, recordings of a public meeting are public records, subject to the Open Public Records Act.

*There will be an opportunity for members of the public to ask questions or provide comments once the meeting is open to the public. At that time, you will need to use the "raise your hand" feature on the bottom of the screen, and you will be invited into the meeting by the Chairperson one at a time. You will need to have audio and video capability, you will be sworn in and asked to provide your name and address for the record. You may also dial *9 if accessing this meeting by telephone.*

AGENDA

Roll Call

Pledge of Allegiance ~ Moment of Silence

Extension

Item #1 **A&E Associates, Verde Woods Residential Development, Block 50.13, Lot 1 ZB Variance # 2015-4** Applicant granted approval on December 20, 2017. Applicant seeks an additional one-year extension retroactive from December 21, 2020 (end of previous extension) to December 19, 2021.

Memorializing Resolutions

Item #2 **Hackensack Meridian Health Realty Corporation, 737 N. Beers Street – Block 36, Lot 35.04 in the M Zone – ZB Variance #443** Applicant seeks an amended application for use variance approval to operate a weekend only Farmer's Market in temporary tents located in the parking lot area.

Item #3 **11 Goldsmith Drive, Kristie Orlick, Block 28.01, Lot 1 in the R40A Zone, ZB Variance #447** Applicant seeks variance relief for a 65' setback from the property line, where 100' is required. Applicant also seeks a 15' setback from the back of property where 25' is required, to permit them to be 30' as required from the Board of Health for the septic tank.

Item #4 **3 Lakeview Drive, Linda & Mark Levine, Block 30, Lot 24.04 in the R40A Zone ZB Variance #446** Applicant seeks variance relief to install a fiberglass swimming pool and surrounding patio increasing lot coverage to 31.3% where 25% is permitted.

Item #5 **26 Bayberry Drive, Robert & Filomena Bielan, Block 58.02, Lot 28 in the RTH-1 Zone – ZB Variance #448** Applicant seeks variance relief for a built in pool, increasing lot coverage from 30.3% to 36.3%.

Item #6 – **Draft Meeting Minutes – February 17, March 3, March 17**

Professional Reports

Adjournment

WEBINAR INFORMATION FOR ZONING BOARD MEETING

When: April 21, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Holmdel Township Zoning Board Webinar

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82182073066?pwd=NDk5REhSRmt4ZGZaMzVkYWVSMXdTdz09>

Passcode: 702048

Or Telephone: [+1 929 205 6099](tel:+19292056099)

Webinar ID: 821 8207 3066

Passcode: 702048

International numbers available: <https://us02web.zoom.us/u/kdVgPZEaX2>