

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting ~ Via Zoom Conferencing
Wednesday, June 2, 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 May 28, 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. 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. If you have any technical difficulties, please contact the phone number listed in the Webinar information below.

AGENDA

Roll Call

Pledge of Allegiance ~ Moment of Silence

Item #1 **New Horizon Properties LLC, 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.

This item will not be heard tonight and will be carried without further notice to June 16. New meeting log on information will be available on the agenda on the township website prior to the meeting.

Item #1 **1 Crocus Drive, Christie & Jeffrey Sargent, ZB Variance #449, Block 5, Lot 50.43** Applicant seeks variance relief for side yard setback relief of 30' where 80' is required for installation of a built in pool.

This item will not be heard tonight and will be carried to July 21 without further notice. New meeting log on information will be available on the agenda on the township website prior to the meeting.

Item #2 **2 Cardinal Road, Richard DeHanes & Donna DePinto DeHanes, ZB Variance #450 Block 21, Lot 3.21 – R40A Zone** Applicant seeks variance relief of 15' for the rear setback of 25' for installation of a 16' X 32' in ground pool, surrounding patio and 200

sq. foot pool/pump house. Seeking variance relief of 25' from side setback where 75' is required as per ordinance (corner lot).

Item #3 **Draft Minutes** – April 21, 2021 and May 5, 2021

Item #4 **Zoning Board 2020 Annual Report – Draft 1**

Professional Reports

Adjournment

The agenda and meeting materials can be downloaded at <https://www.holmdeltownship-nj.com/agendacenter> at least 48 hours prior to the scheduled meeting

When: Jun 2, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85719815026?pwd=aitCRHRzSWlFWFhybWxveEQ5bXF1dz09>

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