

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
**Regular Meeting ~ Via Zoom Conferencing**  
**Wednesday, June 16, 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 June 11, 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](http://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**

**Extension**

Item #1 **Thomas & Diane Hennessy, 292 Middle Road, Block 56, Lots 4, 4.01 and 6 – Subdivision #654** Applicant requests an extension of time to perfect the subdivision approved by the Zoning Board in 2017. The delays were due to an appeal of the approval before the Superior Court, delays related to outside agency approvals, as well as revisions to the proposed subdivision deeds.

**Public Hearing**

Item #2 **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.

**Memorializing Resolution**

Item #3 **A&E Associates, Verde Woods Residential Development, Block 50.13, Lot 1 ZB Variance # 2015-4** Applicant granted approval on December 20, 2017. Applicant granted an additional one-year extension retroactive from December 21, 2020 (end of previous extension) to December 19, 2021.

**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 16, 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/82272340031?pwd=Z1N4YTFPSUp1eDhZUThkSlJhaTRZZz09>

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