

July 9, 2020

NOTICE OF ZONING BOARD OF ADJUSTMENT MEETING – JULY 15, 2020 – 7:00 P.M.

The following notice is transmitted in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.

PLEASE TAKE NOTICE that the Holmdel Township Zoning Board Regular Meeting, scheduled for July 15, 2020 at 7:00 p.m. will conduct the following meeting on an electronic basis, in accordance with P.L. 2020,c.11.

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 9, 2020 and on July 9, 2020 to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in in Town Hall, all pursuant to Section 13 of the Open Public Meetings Act.”

Roll Call ~ Pledge of Allegiance ~Moment of Silence

Public Hearings

Item #1 **Stephanie Santopadre, ZB Variance #434** – Block 52 – Lot 25, Palmer Avenue; Applicant seeks relief to build a house on a vacant lot for lot area of 10,750 square feet existing, where 30,000 square feet is required. Lot coverage of 26.4 requested, 15% permitted, Floor Area Ratio of 27.7% requested, 16% permitted. Lot frontage of 50 feet existing, where 150 feet is required. Side yard setback of 10 feet, where 25 feet is required.

<https://www.holmdeltownship-nj.com/DocumentCenter/Index/118>

Memorializing Resolutions

Item #2 **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** Applicant granted variance relief to permit a retail use open to the public to include retail goods brought 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. The applicant will continue to use the property as a farm and 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.

Item #3 **31 West Main Street, Block 13, Lot 22, ZB Variance #432 in the B-1 Zone** Applicant granted variance relief from the zoning ordinance, which prohibits individual tenants from being listed on an exterior building sign. The applicant granted relief to have an exterior building sign that lists name of the individual tenants.

Item #4 **Zoning Board 2019 Annual Report – Draft 1**

You are invited to a Zoom webinar.

When: Jul 15, 2020 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/82928071630?pwd=ZW5PTnF0dStZMVhTck1Cd2NYbHFqUT09>

Password: 607858

Or iPhone one-tap :

US: +19292056099,,82928071630#,,,,0#,,607858# or +13017158592,,82928071630#,,,,0#,,607858#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 829 2807 1630

Password: 607858

International numbers available: <https://us02web.zoom.us/j/kgV7et8G5>

Post – Lobby

Connectivity issues – Call Loretta at 732-946-2820 ext. 1323