

HOLMDEL ENVIRONMENTAL COMMISSION

**Agenda ~ Regular Meeting**

Wednesday, August 11, 2021– 7:30 p.m.  
in the Court Room at Town Hall

**OPENING STATEMENT:** “I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been provided on January 8, 2021 to the Asbury Park Press and the Two River Times. Notice has also been posted in the entrance of Town Hall, filed in the Clerk’s Office, and posted on the Township’s website, [www.holmdeltownship.com](http://www.holmdeltownship.com) 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

**Environmental Commission Business**

- Draft Minutes – July 14, 2021
- Joseph Tetro, 280 Middle Road – stream blockages on property – Update
- Trails – Update
- Subsurface Sewage Disposal System Management/Septic Management – Update

**Planning Board**

- **Subhash Warrior, 832 Holmdel Road; Block 29, Lot 39 in the R40-B Zone Preliminary/Final Major SD #661** Applicant proposes to subdivide 5.1265 acres into 2 single-family residential lots. Proposed Lot 39.01 will have a lot area of 108,991 sq. ft. and will retain an existing single-family residence to be remodeled and garage added. Proposed Lot 39.02 will have a lot area of 114,320 sq. ft. is proposed to be developed with a new single-family home. New lot 39.02 will be a flag lot, requiring a lot frontage variance along Holmdel Road providing 26.99 ft. (140 ft. required). The northerly (rear) portion of the site contains steep slopes that will be placed within a conservation easement dedicated to Holmdel. Both homes will share a common driveway located on new lot 39.02.

***Note:** Jurisdiction for this application will remain with the Planning Board inasmuch as there is no longer a density issue. The road widening dedication has been replaced with an easement. Public Hearing has been scheduled for 9/7/21*

**Zoning Board**

- **14 Wildhedge Lane, Christopher & Amy Hooper, Block 15.04, Lot 7 in the R40A Zone** Applicant seeks relief to replace a pre-existing, non-conforming front porch that is 45.79 feet from the Wildhedge Lane property line, where 50 feet is required. *Public Hearing scheduled for 8/18/21*
- **470 Red Hill Road, Dementia Center “The Enclave at Holmdel” ~ Preliminary/Final Site Plan #2020-6, Block 49.02, Lots 40, 40Q and 41 in the R40-B Zone** Applicant seeks a use variance to create an Assisted Living Residence, which will be a facility for those suffering from dementia, for 105 residents. The Facility will consist of a state-of-the-art residential memory support program that will house a variety of innovative programs and building design concepts including an assessment program; educational services; and extensive community outreach and support. *Revised Plans received. Scheduled for a Completeness Waiver hearing on 8/18/21 and Public Hearing on 9/22/21.*

Post – Lobby/Website

## **Adjournment**