

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda – Wednesday, August 18, 2021 – 7:00 p.m.
In the Meeting Room at Town Hall

Call to Order

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, I hereby announce that adequate notice of this meeting was provided in a notice dated January 6, 2021 and amended August 13, 2021 was sent to the Asbury Park Press the Two River Times, and posted on the bulletin board of Town Hall, filed in the Clerk's Office, and posted on the Township's website www.holmdeltownship.com

Roll Call ~ Pledge of Allegiance ~ Moment of Silence

Item #1 **Resolution Reinstating In-Person Meetings of the Holmdel Township Zoning Board**

Item #2 **Resolution appointing Board Engineer – Robert Bucco, P.E., Collier Engineering**

Public Hearings

Item #3 **14 Wildhedge Lane, Christopher and 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.

Item #4 **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 Resolutions

Item #5 **1 Crocus Drive, Christie & Jeff Sargent, Block 50.43, Lot 5 in the R30 Zone ~ ZB Variance #449** Applicant granted variance relief for side yard setback of 30 feet where 80 feet is required by ordinance for installation of a built in pool.

Item #6 **32 Main Street, Guillermo Hidalgo & Jennifer Perry-Hidalgo, Block 3, Lot 2 in the B-1 Zone ~ ZB Variance #454** Applicant granted variance relief for front setback where the existing home is 23'6 feet from the property line and 50 feet is required; and the left side setback, which is 1.9 feet where 20 feet is required. The home is more than 250 years old and applicant would like to restore the home adding second floor space above the existing first floor space, with no increase to the footprint of the house.

Item #7 **Zoning Board Annual Report**

Item #8 **Draft Minutes** – June 16, 2021

Professional Reports

Adjournment