

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
Wednesday, October 20, 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.

Roll Call

Pledge of Allegiance

Moment of Silence – To honor police and military who have been wounded or killed in action

Administrative Approval

Item #1 **701 Holmdel Associates, LLC (B&G Gulf), Holmdel/Bethany Road, Block 46, Lot 22 in the R-15 Zone – Preliminary/Final Major Site Plan 2018-2** Applicant previously granted variance relief from the Zoning Board on February 26, 2019 to convert use of fuel filling station, U-Haul rental and mechanic shop to a fuel filling station and community convenience store. The new owner is reducing the impervious coverage, adding landscaping, pulling the building back from Bethany Rd and gas pumps, moving propane tanks further back from gas pumps, and (somewhat) improving the site grading. There is no change to the parking spaces. Board professionals have reviewed the proposed changed and suggested it could be administratively approved by the Zoning Board.

Continued Public Hearing

Item #2 **470 Red Hill Road, “The Enclave at Holmdel” Dementia Center ~ 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.

Memorializing Resolution

Item #3 **Holmdel Adult Care Center, LLC (Kohl's Plaza), Block 59, Lot 8 in the Route 35 Highway Overlay Zone – ZB Variance #451** Applicant granted a use variance to permit an adult day care facility in Kohl's Plaza, 2145 Route 35. The zone permits a child care center, but is silent on an adult day care center, thus making it a non-conforming use. The intent of the use is to provide a safe environment for senior citizens to spend portions of their day in a congenial atmosphere.

Draft Minutes

Item #4 September 1, 2021

Professional Reports

Adjournment