

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Minutes – Regular Meeting ~ Via Zoom Conferencing
Wednesday, June 16, 2021 at 7:00 p.m.

Call to Order

Mr. Blumenthal, Chairperson, called the meeting to order and Mr. Buffalino read the following statement: *“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. 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.*

Roll Call

Present: Ms. Avrin
Mr. Blumenthal, *Chairperson*
Mr. Buffalino
Ms. Campis
Mr. Orfanitopoulos, *Vice Chairperson*
Ms. Collur, *Alternate 1*
Mr. Lateef, *Alternate 2*

Absent: Mr. Hern
Mr. Pesce

Also Present: Martin Pflieger, Esq., Board Attorney
Robert Bucco, PE, Board Engineer
Kate Keller, PP, Board Planner
Loretta Coscia, Board Secretary
Brian O’Malley, Webinar Host

Pledge of Allegiance ~ Moment of Silence

Ms. Collur is seated for Mr. Hern, and Mr. Lateef is seated for Mr. Pesce

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.

Present on behalf of the applicant: Herschel Rose, Esq.
Thomas & Diane Hennessy, Applicant

Mr. Pflieger advised that the application was to subdivide three lots, one with an dilapidated structure. They wanted to consolidate and re-subdivide to equal size lots containing the Hennessy home and have the other two lots for future development. There was an issue with allowing a neighbor to give an objection at the public hearing. The hearing was re-opened and is the reason for the May and October meeting dates. The application was re-approved in October, and two weeks later, the neighbor filed a lawsuit that lasted a year and a half. The court upheld the approval, but the subdivision was never recorded in that time.

Mr. Rose, attorney on behalf of the Hennessy's said the subdivision application was heard and approved in 2017 and delayed due to ongoing litigation. In trying to achieve resolution compliance, it was delayed for several reasons, obtaining various agency approvals, Covid-19, and plans and maps not drafted correctly. They have been working diligently to perfect the subdivision and resolution compliance and need an extension of time.

Mr. Hennessy asked for an extension greater than 30 days. He would like a 90-day extension.

Motion made by Ms. Avrin to grant the 90 days extension starting today, June 16, 2021, seconded by Mr. Orfanitopoulos and carried on the following roll call vote:

Affirmative: Ms. Avrin, Mr. Buffalino, Ms. Campis, Mr. Orfanitopoulos, Mr. Blumenthal,
Ms. Collur, Mr. Lateef
Absent: Mr. Hern, Mr. Pesce

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.

This item will not be heard this evening and is carried without further notice to the Zoning Board meeting to be held in person on August 18, 2021.

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.

Motion by Mr. Orfanitopoulos seconded by Ms. Avrin to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Ms. Avrin, Ms. Campis, Mr. Orfanitopoulos, Mr. Blumenthal, Mr. Lateef
Absent: Mr. Hern, Mr. Pesce

Not Eligible: Mr. Buffalino, Ms. Collur

Zoom or Live Meetings

Mr. Blumenthal asked for feedback on whether the Board felt that they should go back to in-person Zoning Board meetings. Per township administration, each Board can act independently and decide on their own. The consensus of most Board members was to stay remote for the July meeting.

Professional Reports

None

Adjournment

There being no further business for the evening at 8:00 p.m., **motion** by Mr. Orfanitopoulos seconded by Ms. Campis to adjourn. Motion carried by voice vote.

Respectfully submitted,

Loretta Coscia
Zoning Board Secretary

Minutes approved 8/18/21 (DO/DH)

Note: The foregoing are summary minutes.

Meeting has been recorded, and can be viewed in its entirety on YouTube ~ *Holmdel Township Meetings*