

HOLMDEL ENVIRONMENTAL COMMISSION  
**Regular Meeting held Via Zoom (log on information on page 2)**  
Wednesday, **February 9, 2022**– 7:30 p.m.

**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 14, 2022 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 – November 10, 2021, and December 8, 2021
- Monmouth County Audubon Society Bird Conservation Grant
- Waackaack Creek Study
- Stream blockages/flooding Middle Road
- Trails
- Neonics – Save the Bees legislation

**Planning Board**

**Brightview Senior Living Development, LLC – NJSH Rt. 35 ~ Block 58, Lot 29.01 Preliminary/Final Major Site Plan #2021-3** Applicant seeks relief to construct a three-story (Brightview) Senior Living Congregate Care and Assisted Living Facility on the subject parcel. The building has a total gross floor area of 203,921 SF. Additional improvements include driveways, parking areas, landscaping, lighting and stormwater management facilities.  
*Public Hearing scheduled for February 15<sup>th</sup>.*

**Holmdel Family Apartments LLC, 625 South Laurel Avenue, Block 57, Lot 2** Applicant previously granted preliminary major site plan approval to permit 50 income-restricted, family apartment units to be constructed on the property. *Revised plans – hearing not yet scheduled*

**Zoning Board**

**470 Red Hill Road – 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. *Continued public hearing via Zoom Webinar to be held February 16<sup>th</sup> Plan revisions to be received reducing the intensity of the main building from two levels to one level, a loop road based on Fire Chief’s input and revised Landscape Architecture Plan.*

**Holmdel Self Storage – 2125 Route 35, Block 58, Lot 25 Preliminary and Final Site Plan, Bulk Variances and Use Variance in the TMHO-3 Business District** Applicant proposes to construct a three-story self-storage facility along with supporting parking, loading, and driveway areas. Variances are requested to reduce the front yard setback to allow the placement of the building and parking within the setbacks required. It is also required to eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans. A variance

is also requested for F.A.R. to allow the proposed project. *Public hearing not scheduled pending completeness review.*

## Adjournment

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You are invited to a Zoom webinar.

When: Feb 9, 2022 07:30 PM Eastern Time (US and Canada)

Topic: HEC Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89112140602?pwd=bUFqNGQxNUx1dUtYcithSmFMUXM1Zz09>

Passcode: 039018

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