

HOLMDEL ENVIRONMENTAL COMMISSION
Regular Meeting - In the meeting room at Town Hall
Wednesday, **April 13, 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, 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 – February 9, 2022, and March 9, 2022
- Earth Day, May 1, 2022
- Trails – Update
- New Jersey Sustainability Summit, June 24 at Bell Works
- Turf Field – Update

Planning Board Applications

Roger Mumford Homes, LLC – 39 and 45 Bethany Road ~ Block 50.19, Lots 39 and 40 (near Telegraph Hill Road) – Preliminary/Final Major Subdivision #662

Applicant proposes to subdivide partially developed lands into six (6) fee simple, single-family residential lots. Improvements include a paved public roadway, utilities, a stormwater collection/management system, and landscaping/buffering improvements. *Public hearing scheduled for May 3, 2022.*

Holmdel Family Apartments, LLC – Preliminary Final Major Site Plan, 625 South Laurel Avenue, Block 57, Lot 2, Middle Road and S. Laurel Avenue

Previous approval to construct 3 multi-family buildings (50 COAH units) along with associated site improvements. Affordable Housing Multi-Family Zone *Public hearing scheduled for May 3, 2022.*

Heavenly Estates, Block 2, Lots 2 and 26 ~ Preliminary and Final Major Subdivision#663

Applicant intends to subdivide existing Block 2 Lots 2 and 26 into (22) lots. Seventeen (17) lots will be designated for single family residential use, developed to the Green Estate House requirements as provided in Ordinance Section 30-61.2 (proposed lots 2.04–2.20), and will contain two proposed roads, each with a 50-foot right-of-way. One (1) lot will be created for existing home, which is to remain (proposed lot 2.02). Three (3) lots will be dedicated to the Homeowners Association and will be designated open space (proposed lots 2.03, 2.21 and block 2.01, Lot 1). The remainder of the property will encompass the lands outside of the areas described above and will be known as Proposed Lot. 2.01. *Continued public hearing scheduled for June 21, 2022*

Zoning Board Applications

54 McCampbell Road, Alexander and Ana Cosmas, Block 9.03, Lot 13 in the R-40B Zone Applicant seeks relief to construct additions to the existing dwelling, including proposed outdoor pool, patio, and spa. The property is a non-conforming lot. Relief is needed for lot coverage proposed at 20.4% where 15% is permitted. Relief for rear setback of 66.38 feet where 75 feet is required, relief for height of a 6-foot fence in the front yard where 4-feet is required and relief for proposed height of up to 8-foot vehicle gate, where 4-feet is permitted. *Public hearing tentatively scheduled for May 4, 2022*

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 May 4, 2022*

Adjournment