

April 14, 2020

NOTICE OF ZONING BOARD OF ADJUSTMENT MEETING – APRIL 15, 2020 – 7:00 PM

The following notice is transmitted in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.

PLEASE TAKE NOTICE that the **Holmdel Township Zoning Board Regular Meeting**, scheduled for **April 15, 2020 at 7:00 PM**, will conduct the following meeting on an electronic basis, in accordance with P.L. 2020, c. 11.

AGENDA

Call to Order

“I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been transmitted on January 9, 2020 by the Secretary to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in the entrance hall in Town Hall, 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

Item #1 **Request for Extension – Verde Woods Residential Development (A&E Associates, LLC) ZB #2015-4 Preliminary/Final Site Plan Approval; Block 50.13, Block 1** Applicant seeks a one-year extension of the resolution of approval granted by the Zoning Board on December 20, 2017.

Item #2 **Completeness Waivers – Oak Hill Farms, LLC, 177 Stillwell Road, Block 10, Lot 16 in the R40-B Zone Preliminary/Final Site Plan and Use Variance #2019-4** The applicant is requesting a use variance to permit a retail use open to the public to include retail goods brought from off-site to the property. The property consists of 5.52 acres, and is currently improved with an approximately 2,800 square foot pole barn, two 120 square foot sheds, and one 80 square foot shed, for which the applicant previously received building permits. Goats, miniature alpacas and chickens live on the property. The applicant will continue to use the property as a farm and proposes to add a retail component. The applicant will operate a family-owned and operated multi-faceted agriculture business on the property with an emphasis on organic farming and community outreach.

Note: If deemed complete, this item will be scheduled for a public hearing pending the status of the Covid-19 restrictions for the Zoning Board meeting of May 20, 2020

Item #3 & #4 **Completeness Waiver Hearing and Public Hearing – New Horizon Properties, LLC, Fuel Center and Convenience Store, 494 Middle Road, Preliminary/Final Site Plan #2019-3 – Block 56, Lot 1, in the B-2 Zone** 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. ***Note: The Completeness Waiver and Public Hearing for this item will be carried to the Zoning Board Meeting of May 20, 2020 pending the status of the Covid-19 restrictions.***

INSTRUCTIONS TO ATTEND/OBSERVE THE ZONING BOARD MEETING:

When: Apr 15, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Holmdel Township Zoning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81649630081?pwd=WVZla05JVWtuYW5JU1FkVzlxNk0wdz09>

Password: 417663

Or iPhone one-tap :

US: +19292056099,,81649630081#,,#,,417663# or +13126266799,,81649630081#,,#,,417663#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099

Webinar ID: 816 4963 0081

THIS MEETING IS FOR A COMPLETENESS WAIVER HEARING AND AN EXTENSION OF TIME. NO PUBLIC QUESTIONS/COMMENTS ARE PERMITTED, BUT WILL BE PERMITTED AT THE PUBLIC HEARING ON THE DATE SCHEDULED.

