

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Wednesday, June 1, 2022 – 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, and the regulations governing remote meetings, N.J.A.C. 5:39-1.5, I hereby announce that “adequate notice” and “electronic notice” of this meeting was provided in a notice dated January 5, 2021 and January 19, 2022 that was sent to the Asbury Park Press, Two River Times, posted on the bulletin board and on the main access door to Town Hall, filed in the Clerk’s Office, and posted on the Township’s website, [www.holmdeltownship.com](http://www.holmdeltownship.com)*

**Roll Call**

**Pledge of Allegiance**

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

Item #1 **Completeness Waivers – 2125 NJSH Route 35, Holmdel Storage Developers, LLC ~ Preliminary/Final Major Site Plan #2022-01 Block 58, Lot 25 in the TMHO-3 Zone** Applicant proposes to construct a four floor (three-story and basement) self-storage facility along with associated parking, handicap 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 FAR to allow the proposed project.

Item #2 **Continued Public Hearing – 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.

**\*This application will not be heard this evening and will be carried to a date-certain at the June 1 Zoning Board meeting.**

Item #3 **Memorializing Resolution – 54 McCampbell Road, Alexander & Ana Cosmos, Block 9.03, Lot 13 in the R40B Zone ZB Variance #458** Applicant granted variance relief to construct additions to the existing dwelling, including proposed outdoor pool, patio, and spa. Relief needed for coverage, rear setback, vehicle gate height.

**Professional Reports**

**Adjournment**