

May 29, 2020

## **NOTICE OF ZONING BOARD OF ADJUSTMENT MEETING – JUNE 3, 2020 – 7:00 P.M.**

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 June 3, 2020 at 7:00 p.m. 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 and on May 29, 2020 to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in in Town Hall, all pursuant to Section 13 of the Open Public Meetings Act.”

Roll Call ~ Pledge of Allegiance ~Moment of Silence

#### **Public Hearing**

Item #1 **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.

Link to documents: <https://www.holmdeltownship-nj.com/DocumentCenter/Index/118>

#### **Memorializing Resolution**

Item #1 **Scott Neid, 5 Overlook Drive, Lot 4, Block 50.04 in the R40A-Zone; ZB Variance #433**  
Applicant granted relief for an 8' x 12' wooden shed at the bottom of the driveway located 9' from the side lot line where 25' is required and 43' from the front lot line, where 75' is required. Owner granted variance to remove existing wooden shed and replace it with a new Victorian 10' x 14' wooden shed 10' from the side lot line where 25' is required and 42' from the front lot line (75' required). An 8' x 10' vinyl shed is located 5' 9" from the side lot line, where 25' is required. The pool pumps/filters are approximately 8' from the side lot line where 25' is required.

#### **Minutes**

Item #3 Draft Minutes – May 20, 2020

Holmdel Township is inviting you to a Zoom webinar.

When: Jun 3, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83320941849?pwd=WmZUaGdMcGg4TXJVMW5uOHR1SU9YUT09>

Password: 505965

Or Telephone:

US: +1 301 715 8592

Webinar ID: 833 2094 1849

Password: 505965

Connectivity issues – Call 732-946-2820 ext. 1323