

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT REGULAR MEETING  
JULY 20, 2022 at 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 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 wounded or killed in action**

**Public Hearing**

Item #1 **4 Overlook Drive – Christian & Veronica Kraus, Block 50.02, Lot 2 in the R40-A Zone, ZB Variance #452** Applicant seeks setback variance relief for a 9’ X 12’ pool pavilion two (2) feet from the property line where 25’ is required. *This item will not be heard this evening and will be re-noticed for the Zoning Board meeting of August 17, 2022.*

**Completeness Waiver Hearing**

Item #2 **KIP 20, LLC (Proposed Indoor Recreational Facility) Preliminary/Final Site Plan #2022-2, Block 21, Lots 4 and 4.01 125 127 Red Hill Road** Applicant seeks a use variance for an Indoor Recreational Facility with improvements to include driveways, parking areas, landscaping, lighting, and stormwater management facilities.

**Continued Public Hearing**

Item #3 **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.

**Professional Reports**

**Adjournment**