

November 13, 2020

**NOTICE**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**November 18, 2020 – 7:00 p.m. via Zoom Conferencing**

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 November 18, 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 November 13, 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 Hearings**

Item #1 **New Horizon Properties LLC, 494 Middle Road, Preliminary/Final Site Plan #2019-3 Block 56, Lot 1** 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.

**Memorializing Resolutions**

Item #2 **Fadia Kruse, 2 Princess Court, Block 19, Lot 20.10 in the R-40A Zone, ZB Variance #439** Applicant granted variance relief for a shed 10' X 20'. The property is located on the corner of Princess Court and Holmdel Road and according to the township ordinance, the property has two front yards and an accessory building can only be erected on the side or the rear yard of the property.

Item #3 **Alisa and Michael Spinelli, 17 Jennifer Drive, Block 30, Lot 16.07 in the R-A Zone, ZB Variance #440** Applicant granted variance relief to install a pool approximately 50 feet from the Lori Lane property line where 75 feet is required.

**Professional Reports**

**Adjournment**

You are invited to a Zoom webinar.

When: Nov 18, 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/83748207500?pwd=dnkrMTJqZWp1amFZd0FTUW1lOG1nUT09>

Passcode: 817638

Or iPhone one-tap :

US: +13126266799,,83748207500#,,,,,0#,,817638# or +19292056099,,83748207500#,,,,,0#,,817638#

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 837 4820 7500

Passcode: 817638

International numbers available: <https://us02web.zoom.us/j/kcFysZjO3>