



Holmdel Township  
4 Crawfords Corner Road  
Holmdel, NJ 07733  
732-946-2820

ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
January 25, 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 14, 2023 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 Hearings**

Item #1 **Verde Woods II, 739 S. Laurel Avenue, ZB variance 2022-3R, Block 50.13, Lot 1** Applicant seeks amended site plan approval to modify the architectural plans submitted in the original (ZB approved 2017) application. The applicant is also seeking relief from Special Condition #5 and General Condition #1 of the resolution to allow applicant to begin constructing the approved development with the modified architectural plans but without a written statement from the Holmdel Board of Education.

Item #2 **Draft Meeting Minutes**

September 21, 2022

October 5, 2022

October 19, 2022

**Memorializing Resolution**

Item #3 **Holmdel Storage Developers, LLC ~ 2125 NJSH Route 35 Preliminary/Final Major Site Plan #2022-01 Block 58, Lot 25 in the TMHO-3 Zone** Applicant granted variance relief to reduce the front yard setback to allow the placement of the building, parking within the required setbacks, to eliminate the front and side yard landscape buffer requirements and FAR to construct a four floor (three-story and basement) self-storage facility along with associated parking, handicap parking, loading, and driveway areas.

Item #4 **12 Jennifer Drive – Inna & Arthur Lazebnik, Block 30.01, Lot 7 in the R40-A Zone, ZB Variance #464** Applicant granted variance relief for lot coverage of 30.8% where 25% is permitted for installation of an inground pool. Relief also needed for pre-existing mother/daughter.

**Adjournment**