



Township of Holmdel

Department of Community Development

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www.holmdeltownship.com

Steven J. Winters
Director

ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA JUNE 7, 2023 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

Roll Call

Pledge of Allegiance

Moment of Silence to Honor Military, Police and our First Responders

Public Hearing

Item #1 ZBA2023-4 Roberts of Holmdel, LLC, 161 Highway 34, Block 13, Lots 2.02 & 2.02 QFARM R-4R Zone

Applicant seeks Use variance relief to operate a commercial garden center/nursery and retail farm market. The retail farm market is a permitted accessory use for farms and agriculture. The proposed retail farm market exceeds the permitted building coverage for retail farm markets. Applicant also requires bulk variance relief for pre-existing non-conforming conditions including minimum front yard setback, minimum buffer for commercial use, minimum parking setbacks and minimum driveway set back from the property line.

***This item will not be heard and will be carried & re-noticed for to a future Zoning Board meeting**

Public Hearing

Item #2 ZBA2023-7 John Blair, Jr., 294 Middle Road, Block 56, Lot 3 R30 Zone

Applicant seeks Bulk variance relief for a detached garage re-constructed on the existing foundation after it was destroyed by a fire. Applicant received all proper permits for the re-construction but it was mistakenly built at 16 feet high where 15 feet is permitted.

Public Hearing

Item #4 ZBA2023-6 Patricia's of Holmdel, 2128-2136 State Hwy 35, Block 50.35, Lot 1 LIH-PUD Zone

Applicant seeks relief for a condition of a prior approval to construct a pergola over the existing patio area; a proposed cooler box on a concrete pad; and a premanufactured storage shed for grease containers.

Memorializing Resolution

Item #5 ZBA2023-2 Bayshore Medical Center 727 N. Beers Street, Block 36, Lots 24, 35.01, 36, 37, 38.01 & 38.02

Applicant granted an Amended Preliminary & Final Major Site Plan approval to create a means of egress on Bayshore Drive; add a driveway in the rear of the hospital campus; add parallel parking spaces on the hospital side of Bayshore Drive; add blinking crosswalks and stop signs; add an additional crosswalk at the front of the hospital; add speed bumps; add two (2) additional signs on the emergency room façade along with lighting improvements.

for exceeding maximum lot coverage for proposed lot 16.05 and exceeding maximum lot coverage for proposed lot 21.

Item #6 Zoning Board Annual Report 2022 ~ Draft 1

Adjournment