

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT REGULAR MEETING  
October 5, 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 Hearings**

Item #1 **12 Jennifer Drive – Inna & Arthur Lazebnik, Block 30.01, Lot 7 in the R40-A Zone, ZB Variance #464** – Applicant seeks 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. *This item will be carried this evening, without further notice, to the Zoning Board meeting of October 19<sup>th</sup>.*

Item #2 **2 Yellow Brook – Anthony Pesce, Block 25.03, Lot 16 in the R40-A Zone, ZB Variance #467** Applicant seeks to reaffirm and/or waive statutory time frame for a previously approved setback variance for a pool pavilion. Applicant was unable to secure building permits within the one-year time frame due to outside agency delays regarding a fence within an open space easement. The fence has since been relocated onto the property line. *This item will be carried this evening, without further notice, to the Zoning Board meeting of October 19<sup>th</sup>.*

Item #3 **4 Windswept Road – Lorianne & Frank Marchiano, Block 50.22, Lot 14 in the R40-A Zone, ZB Variance #465** – Applicant seeks variance relief from rear yard line of 15 feet where 25 feet is required for pavers around in-ground swimming pool. *This item will be carried this evening, without further notice, to the Zoning Board meeting of October 19<sup>th</sup>.*

Item #4 **35 Telegraph Hill Road – Apostolos (Paul) Zafiriou, Block 50.425, Lot 62 in the R40-A Zone, ZB Variance #466** – Applicant seeks variance relief for lot coverage of 29.49% where 25% is permitted. Allow a 17-foot 2-inch pool patio setback, where 25 feet is required. Allow 20-foot pool equipment setback where a 25-foot setback is required. Permit a 13-foot 4-inch patio and seat wall setback, where a 25-foot setback is required. *This item will be carried this evening, without further notice, to the Zoning Board meeting of November 9<sup>th</sup>.*

**Adjournment**