



Township of Holmdel

Department of Community Development

4 Crawford's Corner Road
Holmdel, New Jersey 07733
Phone: 732-946-2820

www.holmdeltownship.com

Steven J. Winters
Director

PLANNING BOARD REGULAR MEETING AGENDA November 28, 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 24, 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

Extension of Time

Item #1 Subhash Warrior - 832 Holmdel Road, Block 29, Lot 39 R40-B Zone, Preliminary/Final Major SD #661

Applicant seeks an extension of time for a previously granted approval to subdivide 5.1265 acres into 2 single-family residential lots. Proposed Lot 39.01 will have a lot area of 108,991 sq. ft. and will retain an existing single-family residence to be remodeled and garage added. Proposed Lot 39.02 will have a lot area of 114,320 sq. ft. is proposed to be developed with a new single-family home. New lot 39.02 will be a flag lot, requiring a lot frontage variance along Holmdel Road providing 26.99 ft. (140 ft. required). The northerly (rear) portion of the site contains steep slopes that will be placed within a conservation easement dedicated to Holmdel. Both homes will share a common driveway located on new lot 39.02.

Completeness/Waivers

Item #2 PB-21-663 Heavenly Estates - 26 Main Street, Block 2, Lots 2 & 26 R-4R Zone

Preliminary & Final Major Subdivision w/Associated Bulk Variances

Applicant seeks a preliminary & final major subdivision to subdivide two (2) existing lots (92.4 acres) into fifteen (15) residential lots, three (3) open space lots (to be dedicated to the Homeowners' Association) and one (1) large lot to remain undeveloped. The property is located along the eastbound side of Newman Springs Road (County Route 520), opposite the Vonage Technology Center, and is within the Rural Conservation District (R-4R) Zone.

(The public hearing will be held if the matter is deemed complete – see Item 2)

Public Hearing

Item #3 PB-21-663 Heavenly Estates - 26 Main Street, Block 2, Lots 2 & 26 R-4R Zone

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Memorialized Resolution

Item #4 Maria Frangos & Olga Lefkadiou - 748 Holmdel Road - Block 36, Lot 35.03, SD #666

Applicant granted an extension of time for a Minor Subdivision approval memorialized on March 7, 2023.

Professional Reports

Adjournment

Post – Lobby/Website