



# Township of Holmdel

Department of Community Development

4 Crawfords Corner Road  
Holmdel, New Jersey 07733  
Phone: 732-946-2820

[www.holmdeltownship.com](http://www.holmdeltownship.com)

Steven J. Winters  
Director

## ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA DECEMBER 6, 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](http://www.holmdeltownship.com)*

### Roll Call

### Pledge of Allegiance

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

### Public Hearing

Item #1 **ZBA2023-5 Christopher & Jennifer Reppy – 12 Sherwood Court, Block 18.01, Lots 30.33, R40-A Zone**

### **Bulk Variance**

Applicant seeks variance relief for an existing retaining wall greater than six feet in height, which will disturb a slope greater than 25%. The wall extends from the southeast rear corner of the home and continues southeast for approximately 75 feet and then curves to the northeast for an additional 75 feet. The total length of the retaining wall is approximately 150 feet.

### Public Hearing

Item #2 **ZB-VAR 469 Shahar Spitzer - 16 Mount Drive, Block 50.25, Lot 24, R40-A Zone**

### **Bulk Variance**

Applicant seeks to construct a 2-story single-family residential dwelling on the subject property which is a permitted use in the zone. The applicant requires bulk variance relief for the following: deficient lot area; deficient lot depth; deficient lot frontage; deficient lot width; deficient front yard set-back.

Item #3 **Draft Meeting Minutes**

June 29, 2022 (Special Meeting)

July 20, 2022 (Regular Meeting)

### Professional Reports

### Adjournment