

HOLMDEL ENVIRONMENTAL COMMISSION

Agenda – Regular Meeting

Wednesday, **July 13, 2022**

OPENING STATEMENT: “I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been provided on January 14, 2022, to the Asbury Park Press and the Two River Times. Notice has also been posted in the entrance of Town Hall, filed in the Clerk’s Office, and posted on the Township’s website, www.holmdeltownship.com, all pursuant to Section 13 of the Open Public Meetings Act.”

Pledge of Allegiance

Moment of Silence to Honor Military and Police Who Have Been Wounded or Killed in Action

Environmental Commission Business

- Trails Update – Karen
- Turf Field Update – Bill
- Proposed Soil Ordinance

Planning Board Applications

- **Subhash Warrior, 832 Holmdel Road; Block 29, Lot 39 in the R40-B Zone Preliminary/Final Major SD #661** Applicant granted relief to subdivide 5.1265 acres into 2 single-family residential lots. Lot 39.01 will have a lot area of 108,991 sq. ft. will retain an existing single-family residence to be remodeled and garage added. New Lot 39.02 will have a lot area of 114,320 square feet and will 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. *Plan revisions*

Zoning Board Applications

- **470 Red Hill Road – Dementia Center ~ Preliminary/Final Site Plan #2020-6, Block 49.02, Lots 40, 40Q and 41 in the R40-B Zone** Applicant seeks a use variance to create an Assisted Living Residence, which will be a facility for those suffering from dementia, for 105 residents. The Facility will consist of a state-of-the-art residential memory support program that will house a variety of innovative programs and building design concepts including an assessment program; educational services; and extensive community outreach and support. *Continued public hearing carried to 7/20/2022.*
- **4 Overlook Drive – Christian & Veronica Kraus, Block 50.02, Lot 2 in the R40-A Zone, ZB Variance #452** Applicant seeks setback variance relief for a 9’ X 12’ pool pavilion two (2) feet from the property line where 25’ is required. *Public hearing scheduled for 7/20/2022.*
- **Tranquil Teachings Learning Center, 24 Schanck Road, Block 17, Lot 3 in the R40-B Zone, Site Plan #2022-04** Applicant seeks a use variance to construct a private learning center. The proposed learning center is not a permitted use within the R40B Zone. Applicant proposes to convert the existing dwelling into the learning center, construct additional parking on the site and a driveway for students/instructors; also proposed is to renovate the existing barn to be used for the learning center. *Application out for completeness review.*
- **Verde Woods II, 739 S. Laurel Avenue, Relief of Condition/Amended Site Plan #2022-03, 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. *Application out for completeness review.*

Adjournment

Post Lobby ~ Website