

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT REORGANIZATION MEETING  
January 11, 2023, at 7:00 p.m.  
in the Meeting Room at Town Hall

**Call to Order**

*Loretta Coscia called the meeting to order at 7:00 p.m.: "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**

Present: Dr. Blumenthal  
Mr. Buerkle  
Ms. Campis  
Ms. Gerhardt  
Dr. Lateef  
Mr. Luciani  
Mr. Orfanitopoulos  
Mr. Giampolo, *Alternate 1*  
Dr. Shah, *Alternate 2*

Also Present: Courtney Lopez, Board Secretary/Administrative Officer  
Loretta Coscia, Office Manager

**Pledge of Allegiance**

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

**Reorganization Agenda**

*The Board will not be taking any public questions/comments at this time*

1. **Swearing in of new Board Members**

**Oath of Office** Laurie Gerhardt, John Giampolo and Demetri Orfanitopoulos

2. **Election of Officers for 2023**

▪ **Chairman**

**Motion** by Mr. Buerkle seconded by Ms. Gerhardt to nominate Mr. Orfanitopoulos as Chairperson.  
Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos

Negative: None

Not seated: Mr. Giampolo, Dr. Shah

▪ **Vice Chairperson**

**Motion** by Mr. Orfanitopoulos seconded by Ms. Gerhardt to nominate Mr. Buerkle as Vice  
Chairperson. Motion **failed** on the following roll call vote:

Affirmative: Mr. Buerkle, Ms. Gerhardt, Mr. Orfanitopoulos  
Negative: Dr. Blumenthal, Ms. Campis, Dr. Lateef, Mr. Luciani  
Not Seated: Mr. Giampolo, Dr. Shah

**Motion** by Mr. Luciani seconded by Dr. Lateef to nominate Dr. Blumenthal as Vice Chairperson. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Ms. Campis, Dr. Lateef, Mr. Luciani  
Negative: Mr. Buerkle, Ms. Gerhardt, Mr. Orfanitopoulos  
Not seated: Mr. Giampolo, Dr. Shah

3. **Executive Session**

Mr. Orfanitopoulos indicated it wasn't necessary for the Board to go into Executive Session. Motion carried on voice vote.

4. **Appointments for 2023**

▪ **Zoning Board Secretary**

**Motion** by Dr. Blumenthal seconded by Ms. Campis to appoint Courtney Lopez as Zoning Board Secretary. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef, Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

▪ **Zoning Board Agenda Orator**

**Motion** by Dr. Blumenthal seconded by Mr. Burkle to appoint Francine Campis as Zoning Board Agenda Orator. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef, Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

▪ **Board Attorney**

**Motion** by Dr. Blumenthal seconded by Mr. Buerkle to appoint Martin Pflieger, Esq. as Zoning Board Attorney. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef, Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

▪ **Special Consulting Attorney – no appointment made at this time**

▪ **Board Engineer**

**Motion** by Dr. Blumenthal seconded by Ms. Gerhardt to appoint Robert Bucco, Jr., PE, from Colliers Engineering as Board Engineer. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

- **Special Consulting Engineer** – *no appointment made at this time*

- **Board Planner**

**Motion** by Ms. Campis seconded by Mr. Buerkle to appoint Kate Keller, PP, AICP of the firm Phillips Preiss as Zoning Board Planner. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

- **Special Consulting Planner** – *no appointment made at this time*

5. **Resolutions**

- Providing for “Annual Notice” of Meetings Pursuant to Section 13 of the Open Public Meetings Act  
**Motion** by Dr. Blumenthal seconded by Ms. Campis to approve the meeting dates in the Annual Notice. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

- Awarding Contracts for Professional Services

**Motion** by Dr. Blumenthal seconded by Mr. Luciani to approve Courtney Lopez preparing a resolution awarding professional contracts. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

6. **Zoning Board of Adjustment Rules and Regulations for 2023**

Mr. Pflieger suggested that we make a change to section 4.01 to include option for Zoom meetings.

**Motion** by Dr. Blumenthal seconded by Mr. Luciani to approve the Rules and Regulations for 2023 with changes to Section 4.01. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef,  
Mr. Luciani, Mr. Orfanitopoulos  
Negative: None  
Not seated: Mr. Giampolo, Dr. Shah

7. **Official Newspaper**

**Motion** by Dr. Blumenthal seconded by Mr. Luciani to approve Asbury Park Press for publication of Sunshine Law notice and legal notices by applicants and publication of Board decisions. Copy as a FYI to Two River Times. Motion carried on the following roll call *vote*:

Affirmative:	Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Ms. Gerhardt, Dr. Lateef, Mr. Luciani, Mr. Orfanitopoulos
Negative:	None
Not seated:	Mr. Giampolo, Dr. Shah

**Adjournment**

There being no further business at **motion** by Dr. Blumenthal seconded by Mr. Orfanitopoulos to adjourn at 7:25 p.m. Motion carried on voice vote.

Respectfully submitted,

Courtney Lopez  
Board Secretary / Administrative Officer

Proceedings recorded.  
Meeting livestreamed on Holmdel Township YouTube and Holmdel Township Facebook