

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT REGULAR 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 7:26 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”

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

Public Hearings

Item # 1 **Cannon Hill, LLC, 33-35 West Main Street, Block 13, Lots 16.05 and 21, SD#664** Applicant seeks a lot line adjustment (minor subdivision) for the existing two lots which requires variance relief for exceeding maximum lot coverage for proposed lot 16.05 and exceeding maximum lot coverage for proposed lot 21.

This item will be carried without further notice to the Zoning Board meeting of March 15, 2023 without the necessity to re-notice and a stipulation of time.

Item # 2 **Verde Woods II, 739 S. Laurel Avenue, ZB2022-3R, 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.

This item will be carried without further notice to the Zoning Board meeting of January 25, 2023 without the necessity to re-notice and a stipulation of time.

Memorializing Resolutions

Item #3 **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 granted 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

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concepts including an assessment program; educational services; and extensive community outreach and support.

Motion by Dr. Blumenthal seconded by Mr. Buerkle to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Campis, Mr. Luciani

Negative: None

Absent: None

Not Eligible: Dr. Lateef, Ms. Gerhardt, Mr. Giampolo, Mr. Orfanitopoulos, 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