

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 25, 2023, at 7:00 p.m.
in the Meeting Room at Town Hall

Call to Order

Mr. Blumenthal called the meeting to order at 7:04 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 11, 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

Present: Dr. Blumenthal
Mr. Buerkle
Ms. Campis
Ms. Gerhardt
Mr. Luciani
Mr. Orfanitopoulos (Joined by phone)
Mr. Giampolo, *Alternate 1*
Dr. Shah, *Alternate 2*

Absent: Dr. Lateef

Also Present: Courtney Lopez, Board Secretary/Administrative Officer
Martin Pflieger, Esq., Board Attorney
Kate Keller, PP/AICP
Bob Bucco, PE/CME/CPWM
Loretta Coscia, Office Manager

*Mr. Giampolo is seated for Dr. Lateef
Dr. Shah is seated for Ms. Campis (Verde Woods only)*

Continued Public Hearing

Item # 1 **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.

Ralph stated, there are new members to the Board this year and they have listened to the previous hearing on November 30, 2022 and are eligible to vote on the application.

Present on behalf of the applicant: Craig Gianetti, Esq.
Patrick Ward, PE, PP
Roger Mumford, Roger Mumford Homes
Justin Taylor, Traffic Engineer
Paul Grabowski, Licensed Architect

Mr. Gianetti gave a summary of the December 2017 approval on this application. He discussed Special Condition 5 of the previous approval, which required the applicant to get a written statement from the Board of Education that states they will agree to placing a bus stop at the intersection of Laurel Avenue or in the cul-de-sac of the development. Mr. Gianetti submitted correspondence from the Board of Education where they stated they cannot commit to a bus stop at this time, or if there will even be a need for a bus stop. If and when there is a need for the bus stop, they will consult with the town/police to determine the appropriate location. Mr. Gianetti stated that Roger Mumford of Roger Mumford Homes is the contract purchaser and met with the representative from the homeowner's association of Beau Ridge they believe they have come to an amicable understanding.

Patrick Ward, PE, was previously sworn in and remains under oath. Mr. Ward explained the changes to the site plan. Each home now has 2 air conditioning pads and space for a generator and revised the landscaping adding screen walls at the rear of each unit, as well as, some foundation plantings.

Exhibit

A-9 Letter dated November 30, 2022, from Roger Mumford Homes to Dean Barber, Property Management for Beau Ridge confirming with Mr. Mumford what he was agreeing to do regarding landscaping, fencing, and cleaning out stormwater drain.

A-10 Color Rendering of Site Plan (Version 11 dated 12/07/2022) prepared by Patrick Ward, PE, PP of Insite Engineering

Mr. Ward stated they will add the depressed curb that was requested on the northern side of the cul-de-sac. Mr. Bucco asked about extending the sidewalk around the bulb of the cul-de-sac and add sidewalk near parking spot. Mr. Ward stated they will comply and add a sidewalk around the entirety of the bulb and east of guest parking area.

Questions/Comments – Board

Mr. Orfanitopoulos stated there should also be a depressed curb and crosswalk added near the sidewalks by the guest parking.

Mr. Ward replied, they will add a depressed curb and crosswalk to create circulation, as well.

Mr. Bucco stated to leave the existing crosswalk and add the second one.

Mr. Bucco let the Board know that with the addition of sidewalks they will still be under the required impervious coverage.

Questions – Public

Nancy Cagliostro – 214 Pebble Beach Court

Ms. Cagliostro asked how many kitchens are in the houses and if there are regulations for parking.

Kate replied that the RSIS regulated by the state and the applicant complies.

The Board accepts Mr. Ward's credentials as a Professional Planner.

Patrick Ward, PP, provided planning testimony and reviewed the variances previously granted on the original application, which remain the same. Passive recreation is provided for the resident to use. Mr. Ward stated in his opinion the benefits of the application substantial outweigh the detriments, if any.

Mr. Gianetti also reviewed the waivers that were previously granted.

Questions/Comments – Board

Mr. Lucini asked what the lighting variance referred to.

Ms. Keller stated the lighting ordinance was changed about 2 years ago. The maximum was one foot candle, which is hard to achieve. It has been updated to ten foot candles. It is no longer applicable.

Mr. Orfanitopoulos asked if the applicant needs to be specific about the use of the open space (i.e. playground, baseball field)

Mr. Bucco replied that there isn't room for that and there are some slopes in that area.

Mr. Ward replied they are proposing lawn only for the open space and it will remain lawn and accessible to all residents.

Dr. Blumenthal asked about the portion of the lot that will be a conservation easement, if it will be deed restricted and monumented.

Mr. Ward stated, yes. It will be monumented and recorded.

Ms. Keller gave a brief description of the prior approval and the current application.

Dr. Shah asked about the bus stop.

Mr. Gianetti stated the Board of Education will look at the addition of a bus stop, if needed.

Questions – Public

Christine Heyt – 5 Boxwood Terrace

Nancy Cagliostro – 214 Pebble Beach Court

Comment – Public

None

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

Affirmative: Dr. Blumenthal, Mr. Buerkle, Ms. Gerhardt, Mr. Luciani, Mr. Orfanitopoulos, Mr. Giampolo, Dr. Shah

Negative: None

Absent: Dr. Lateef

Recused: Ms. Campis

Item #2 **Draft Minutes** – September 21, 2022; November 5, 2022; November 19, 2022 - Approved

Memorializing Resolutions

Item #3 **Holmdel Storage Developers, LLC, 2125 NJSH Route 35 Preliminary/Final Major Site Plan #2022-01 Block 58, Lot 25 in the TMHO-3** Applicant granted approval to construct a four floor (three-story and basement) self-storage facility along with associated parking, handicap parking, loading, and driveway areas. Variances granted are; to reduce the front yard setback to allow the placement of the building and parking within the setbacks required; eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans; and an FAR variance.

Motion by Mr. Orfanitopoulos seconded by Ms. Campis to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Dr. Blumenthal, Mr. Orfanitopoulos, Ms. Campis, Dr. Shah

Negative: None

Absent: Dr. Lateef

Not Eligible: Mr. Buerkle, Ms. Gerhardt, Mr. Giampolo, Mr. Luciani

Item #4 **12 Jennifer Drive – Inna & Arthur Lazebnik, Block 30.01, Lot 7 in the R40-A Zone, ZB Variance #464**

Applicant granted variance relief for lot coverage of 30.8% where 25% is permitted for installation of an inground pool. Relief also needed for pre-existing mother/daughter.

Tabled / Carried to a future meeting.

Adjournment

There being no further business at **motion** by Mr. Luciani seconded by Ms. Campis to adjourn at 8:24 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