

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Minutes – Regular Meeting – Held Via Zoom Webinar  
Wednesday, March 2, 2022 – 7:00 p.m.

**Call to Order**

Dr. Blumenthal, Chairperson called the meeting to order at 7:05 p.m., and Ms. Campis read the following statement: *“In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, and regulations governing remote meetings, N.J.A.C. 5:39-1.5, I hereby declare this meeting of the Holmdel Township Zoning Board to be open and announce that adequate and electronic notice of this meeting was provided in notice dated January 19, 2022. Notices were sent to the Asbury Park Press, Two River Times, and posted on the bulletin board, and on the main access door to Town Hall. Notices were filed in the Clerk’s Office, and posted on the Township’s website at [www.holmdeltownship.com](http://www.holmdeltownship.com)”*

*This meeting is being conducted on a remote electronic basis using Zoom, with livestreaming on Facebook and YouTube and will be archived on the Township’s YouTube and Facebook pages; as such, recordings of a public meeting are public records, subject to the Open Public Records Act.*

*There will be an opportunity for members of the public to ask questions or provide comments once the meeting is open to the public. At that time, you will need to use the “raise your hand” feature on the bottom of the screen, and you will be invited into the meeting by the Chairperson one at a time. You will need to have audio and video capability, you will be sworn in and asked to provide your name and address for the record. You may also dial \*9 if accessing this meeting by telephone.*

**Roll Call**

Present: Ms. Avrin  
Dr. Blumenthal, *Chairperson*  
Mr. Buerkle  
Ms. Campis  
Dr. Lateef  
Mr. Luciani  
Mr. Orfanitopoulos, *Vice Chair*  
Ms. Perez, *Alternate 1*  
Dr. Shah, *Alternate 2*

Also Present: Martin Pflieger, Esq., Board Attorney  
Robert Bucco Jr., PE Board Engineer  
Kate Keller, PP., Board Planner  
Loretta Coscia, Board Secretary  
Bonnie Imposimato, Administrative Officer  
Allison McLeod, Webinar Host  
Steven Winters, Director Community Development

**Pledge of Allegiance**

**Moment of Silence – To honor police/military who have been wounded or killed in action**

Item #1 **Zoning Board of Adjustment Rules and Regulations for 2022**

**Motion** to table Rules and Regs by Ms. Avrin seconded by Mr. Orfanitopoulos. Motion carried on the following roll call vote:

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

Dr. Blumenthal  
Not seated: Ms. Perez, Dr. Shah  
Item #2 **Approving Standard Procedures and Requirements for Public Comment during Remote Public Meetings**

**Motion** to table Standard Procedures by Ms. Avrin seconded by Mr. Orfanitopoulos and carried on the following roll call vote:

Affirmative: Ms. Avrin, Mr. Buerkle, Ms. Campis, Dr. Lateef, Mr. Luciani, Mr. Orfanitopoulos, Dr. Blumenthal  
Not seated: Ms. Perez, Dr. Shah

Item #3 **Continued Public Hearing – 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.

Present on behalf of the applicant: Sandy Brown, Esq.  
David Hogleund, Licensed Architect, Perkins Eastman  
William H. Potter, Farmer  
Cindy Jakes

*A transcript of this item is attached.*

The Board members opted for the next public hearing to be held in person at Town Hall. The continued public hearing of 470 Red Hill Road, Dementia Center is carried to March 16, 2022, without further notice to the public.

### **Adjournment**

There being no further business at 10:05 p.m., **motion** by Ms. Campis seconded by Ms. Avrin to adjourn. Motion carried by voice vote.

Respectfully submitted,

Loretta Coscia  
Zoning Board Secretary

Proceedings recorded  
Minutes approved 5/18/2022 (JB/IL)