

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Minutes – Regular Meeting held Wednesday, March 16, 2022 – 7:00 p.m.

**Call to Order**

Dr. Blumenthal, Chairperson, called the meeting to order at 7:02 p.m., and Ms. Campis read the following opening statement: “*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 5, 2021 and 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: 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 Mullin., PE, Board Engineer  
Kate Keller, PP, Board Planner  
Loretta Coscia, Board Secretary  
Bonnie Imposimato, Administrative Officer

**Pledge of Allegiance**

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

Item #1 **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.  
Bob Peterson, VP/Finance, United Methodist  
Cindy Jakes, VP/Housing, United Methodist

*A transcript on this public hearing is attached.*

Continued public hearing carried to April 6, 2022, without further notice to the public.

**Adjournment**

There being no further business at 9:30 p.m., **motion** by Ms. Avrin seconded by Mr. Luciani to adjourn. Motion carried by voice vote.

Respectfully submitted,

Loretta Coscia  
Zoning Board Secretary

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

