

AGENDA

HOLMDEL TOWNSHIP PLANNING BOARD

REGULAR MEETING to be held TUESDAY, DECEMBER 3rd 2019 at 7:00 p.m.

in the Courtroom in Town Hall

Statement by Presiding Officer: *"I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been transmitted on January 8th 2019 by the Secretary to the Asbury Park Press, Independent, The Two River Times, the Township Clerk, and has been posted in the Committee Conference Room and in the entrance hall in Town Hall, all pursuant to Section 13 of the Open Public Meetings Act."*

Pledge of Allegiance

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

Roll Call

VOTE/MEMORIALIZATION

Item 1 - **Meridian Quality Care LLC (Meridian II) - Lily Tulip Redevelopment**

Second Amended Preliminary/Final Site Plan (Phase I - Assisted Living) - Site Modifications

Amended Preliminary Major Site Plan (Phase II - Skilled Nursing) - Site Modifications

PUBLIC HEARING

Item 2 - **Master Plan Re- Examination Report and Housing Plan Element and Fair Share Plan**

Prepared by Jennifer C. Beahm, PP/ACP, Leon S. Avakian, Inc.

CONSISTENCY REVIEW

Item 3 - **Ordinance 2019- 31** Amending Chapter 30, "Development Regulations" of the Code of the Township of Holmdel, by Rezoning Block 59, Lots 6 + 7 from the Transitional Mixed Highway Oriented (TMHO) Zone and the Route 35 Overlay Zone to the "Affordable Housing Mixed Use AH-MU" to Allow for Mixed Use - Residential Market Rate and Affordable Housing Units

Item 4 - **Ordinance 2019- 32** Amending Chapter 30, "Development Regulations" of the Code of the Township of Holmdel, by Repealing Section 30-135 in its Entirety and Creating a New Section 30-137 Entitled, "Affordable Housing Multi Family (AH-MF)" Zone District Rezoning Block 52, Lots 17 + 18 to Allow for Residential Market Rate and Affordable Housing Units

ADMINISTRATIVE

Item 5 - **Schedule date for 2020 Planning Board Reorganization Meeting**

Attorney's Report

Planner's Report **(Regency) 30 Jansky Drive** ~ Administrative change to relocate generator

Engineer's Report

Adjournment

Please note: Listening devices for the hearing impaired are now available. Please advise the Board Secretary before the meeting begins of any special needs.

Post: Courtroom/Lobby