



# Township of Holmdel

## Department of Community Development

4 Crawfords Corner Road  
Holmdel, New Jersey 07733  
Phone: 732-946-2820

[www.holmdeltownship.com](http://www.holmdeltownship.com)

Steven J. Winters  
Director

## PLANNING BOARD REGULAR MEETING AGENDA JANUARY 9, 2024 at 7:00 p.m. in the Meeting Room at Town Hall

### Call to Order

*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 24, 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](http://www.holmdeltownship.com)*

### Roll Call

### Pledge of Allegiance

### Moment of Silence to Honor Military, Police and our First Responders

### Public Hearing

#### Item #1 Carried to a date-certain - Continued Public Hearing

#### **PB-21-663 Heavenly Estates - 26 Main Street, Block 2, Lots 2 & 26 R-4R Zone**

#### ***Preliminary & Final Major Subdivision w/Associated Bulk Variances***

Applicant seeks a preliminary & final major subdivision to subdivide two (2) existing lots (92.4 acres) into fifteen (15) residential lots, three (3) open space lots (to be dedicated to the Homeowners’ Association) and one (1) large lot to remain undeveloped. The property is located along the eastbound side of Newman Springs Road (County Route 520), opposite the Vonage Technology Center, and is within the Rural Conservation District (R-4R) Zone.

### Memorializing Resolution

#### Item #2 **PB2023-A Somerset Holmdel Development – 101 Crawfords Corner Road, Block 11, Lots 38.03-38.07**

#### ***Preliminary & Final Site Plan Approval w/Sign Variance***

Applicant denied Preliminary and Final Major Site Plan approval with variance relief to amend three (3) road entrance monument retail signs to digital signage on Bell Works property.

### Memorializing Resolution

#### Item #3 **Subhash Warrior - 832 Holmdel Road, Block 29, Lot 39 R40-B Zone, Preliminary/Final Major SD #661**

Applicant granted an extension of time for a previously granted approval to subdivide 5.1265 acres into 2 single-family residential lots.

Item #4 - Resolution authorizing and directing the Holmdel Township Planning Board to undertake a preliminary investigation to determine whether the proposed study area of Block, 13 Lot 15 (23 Main Street) is to be delineated as an area in need of redevelopment for non-condemnation purposes meeting the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-53, per the authorization of Holmdel Township Committee Resolution #2023-303, adopted November 21, 2023.

*The Board will not be taking any public questions/comments on this agenda item.*

### Professional Reports

### Adjournment

Post – Lobby/Website