

HOLMDEL ENVIRONMENTAL COMMISSION
Regular Meeting - In the meeting room at Town Hall
Wednesday, **May 11, 2022** – 7:30 p.m.

OPENING STATEMENT: *“I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been provided on January 14, 2022 to the Asbury Park Press and the Two River Times. Notice has also been posted in the entrance of Town Hall, filed in the Clerk’s Office, and posted on the Township’s website, www.holmdeltownship.com, all pursuant to Section 13 of the Open Public Meetings Act.”*

Roll Call

Pledge of Allegiance

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

Environmental Commission Business

- Draft Minutes – April 13, 2022
- Earth Day, May 1, 2022
- Trails – Update
- New Jersey Sustainability Summit, June 24 at Bell Works
- Turf Field – Update
- Floodplain Ordinance

Planning Board Application

121 Highway 34, Holmdel, LLC d/b/a Law Office of Lawrence Luttrell

Block 18.08 ~ Lot 27.01 Minor Subdivision #663 The applicant proposes to divide the property into two new lots: one for the existing dwelling and existing site improvements to remain; and one new building lot. The subject property has a tract area of 2 acres situated in the R-40A Residential Zone. *Application currently out for completeness review.*

Zoning Board Applications

66 Sage Street, Jonas Petit-Homme and Marvine Laurent ~ Block 50.42, Lot 9 in the R-

30 Zone Applicant seeks relief for 25% lot coverage where 15% is permitted. The additional coverage will be used to build a 16 X 32 in-ground pool, along with a three-foot wide pool patio around the pool. The existing coverage when the property was purchased was 19%. No setback relief is required. *Public hearing scheduled for 5/18/2022.*

3 Ladwood Drive, Jackie and Jeffrey Widom ~ Block 3.04, Lot 3 in the R40-A

Zone Applicant seeks setback relief for a built-in pool. A 10-foot setback is requested, where a 25-foot setback is allowed. *Public hearing scheduled for 5/18/2022.*

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

Revised

including an assessment program; educational services; and extensive community outreach and support. *Revised documents received 4/25/2022. Continued public hearing 6/1/2022.*

Holmdel Self Storage – 2125 Route 35, Block 58, Lot 25 Preliminary and Final Site Plan, Bulk Variances and Use Variance in the TMHO-3 Business District Applicant proposes to construct a three-story self-storage facility along with supporting parking, loading, and driveway areas. Variances are requested to reduce the front yard setback to allow the placement of the building and parking within the setbacks required. It is also required to eliminate the front and side yard landscape buffer requirements to allow the placement of the project as shown on the plans. A variance is also requested for F.A.R. to allow the proposed project. *Application was previously deemed incomplete. Revised plans received and currently out for 2nd completeness review.*

KIP 20, LLC (Proposed Indoor Recreational Facility) Preliminary/Final Site Plan #2022-2, Block 21, Lots 4 and 4.01 125 127 Red Hill Road The proposed application located on 5.03 acres, consists of an Indoor Recreational Facility with proposed improvements to include driveways, parking areas, landscaping, lighting, and stormwater management facilities. Applicant requests a use variance, and any other variances that may be necessary. *Application currently out for completeness review.*

Adjournment