



Township of Holmdel

Department of Community Development

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www.holmdeltownship.com

Steven J. Winters
Director

ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA May 17, 2023 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 14, 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

Roll Call

Pledge of Allegiance

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

Public Hearing

Item #1 ZBA2023-3 William Aurnhammer – 111 Red Hill Road, Block 21, Lot 12 Zone R40A

Applicant seeks bulk variance relief to install a 5 ft high x 15 ft wide swing gate at the entrance of the property, where 4 ft high is permitted.

Item #2 ZBA2023-4 Roberts of Holmdel, LLC, 161 Highway 34, Block 13, Lots 2.02 & 2.02 QFARM R-4R Zone

Applicant seeks variance relief to operate a commercial garden center/nursery and retail farm market. The retail farm market is a permitted accessory use for farms and agriculture. The proposed retail farm market exceeds the permitted building coverage for retail farm markets. Applicant also requires bulk variance relief for pre-existing non-conforming conditions including minimum front yard setback, minimum buffer for commercial use, minimum parking setbacks and minimum driveway set back from the property line.

***This item will not be heard and will be carried to the June 7, 2023 Zoning Board meeting**

Memorializing Resolution

Item #3 SD#664 Cannon Hill, LLC, 33-35 West Main Street, Block 13, Lots 16.05 and 21

Applicant granted line adjustment (minor subdivision) and variance relief for the existing two lots for exceeding maximum lot coverage for proposed lot 16.05 and exceeding maximum lot coverage for proposed lot 21.

Professional Reports

Adjournment