

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
October 19, 2022, 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 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

Roll Call

Pledge of Allegiance

Moment of Silence to honor police/military wounded or killed in action

Continued Public Hearing

Item #1 **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.

Item #2 **12 Jennifer Drive – Inna & Arthur Lazebnik, Block 30.01, Lot 7 in the R40-A Zone, ZB Variance #464** Applicant seeks variance relief for lot coverage of 30.8% where 25% is permitted for installation of an inground pool. Relief also needed for pre-existing mother/daughter.

Item #3 **2 Yellow Brook – Anthony Pesce, Block 25.03, Lot 16 in the R40-A Zone, ZB Variance #467** Applicant seeks to reaffirm and/or waive statutory time frame for a previously approved setback variance for a pool pavilion. Applicant was unable to secure building permits within the one-year time frame due to outside agency delays regarding a fence within an open space easement. The fence has since been relocated onto the property line.

Item #4 **4 Windswept Road – Lorianne & Frank Marchiano, Block 50.22, Lot 14 in the R40-A Zone, ZB Variance #465** Applicant seeks variance relief from rear yard line of 15 feet where 25 feet is required for pavers around in-ground swimming pool.

Adjournment