



Township of Holmdel

Department of Community Development

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

www.holmdeltownship.com

Steven J. Winters
Director

ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA NOVEMBER 1, 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 **ZBA2023-10 Andrews Management Group, LLC, 125-127 Red Hill Road, Block 21, Lot 4 & 4.01 R40A Zone**
Bifurcated application seeking a d(1) use variance to construct four(4) three-story medical office buildings in the R40A residential zone.

****This item will not be heard and will be carried & re-noticed to a future Zoning Board meeting***

Memorializing Resolution

Item #2 **ZBA2023-9 Nicole Birch, 13 Crescent Road, Block 45, Lot 13 R-15 Zone**

Applicant granted Bulk Variance relief to construct a covered front porch within the front yard setback. Porch will be 30 feet, where 40 feet is required.

Extension of Time

Item #3 **New Horizon Properties LLC, 494 Middle Road, Preliminary/Final Site Plan #2019-3 Block 56, Lot 1**

Applicant granted relief to develop the property as a convenience store with a fuel service facility. The property presently consists of a one-story masonry building/garage. The applicant proposes to demolish the existing structure on the property and construct a 3,000 square foot convenience store and fueling area consisting of six (6) fuel pumps.

Professional Reports

Adjournment