

AGENDA

Holmdel Township Planning Board
4 Crawfords Corner Road, Holmdel, New Jersey 07733
Regular Meeting to be held **Tuesday, April 20th 2021 @ 7:00 p.m.**

Statement by Presiding Officer

*"In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, and regulations governing remote meetings, N.J.A.C. 5:39-1.5, I hereby declare this meeting of the Holmdel Township Planning Board to be open and announce that adequate and electronic notice of this meeting was provided in notices dated **January 23rd, February 26th and April 16th 2021.** Notices were sent to the Asbury Park Press, Two River Times, the Independent, and 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.*

"This meeting is being conducted on a remote electronic basis using Zoom, with live streaming on Facebook and YouTube and will be archived on the Township's YouTube and Facebook pages; as such, recordings of a public meeting are public records, subject to the Open Public Records Act."

*"There will be an opportunity for members of the public to ask questions or provide comments once the meeting is open to the public. At that time, if any member of the public wishes to ask questions or provide comments, please use the 'raise your hand' feature on the bottom or top of the screen, and you will be invited into the meeting by the Chairperson one at a time. You will need to have audio and video capability and you will be sworn in and asked to provide your name and address for the record. You may also dial *9 if accessing this meeting by telephone."*

Memorializing Resolution

Item #1 - **Hackensack Meridian Health Ventures, Inc. (Wound Center) - Site Plan #2020-5**

737 N. Beers Street; Block 36, Lot 35.04; proposal to install an emergency generator with associated utilities, fencing and walkways to service the existing medical uses.

Request for Extension

Item #2 - 51 E. Main St - Neuhaus ~ Block 11.01, Lot 14 (B-1 Zone). Applicant received approval in 2019 to construct a 2-story, approximately 3,000 sq ft building, then was delayed in obtaining required permits related to a replacement septic system, and encountered on-site contaminants necessitating remedial action. Zoning protection most likely tolled as a result of the Permit Extension Act, but applicant prefers the certainty that comes with a Board-granted extension.

Continued Public Hearing

Item #3 - **Barclay Square at Holmdel - Preliminary and Final Major Site Plan #2020-1**

Proposed construction of a 60-unit multi-family apartment building and associated site improvements located on Palmer Avenue, designated as Block 52 ~ Lots 17 and 18 on the municipal tax map; property consists of 6.74 acres of undeveloped land in the AH-MF (Affordable Housing - Multi Family Zone). 48 of the proposed residential apartment units will be market rate units; 12 of the units will be affordable units. The 60 apartment units will be contained in one building; 116 parking spaces are proposed.

Consistency Review

Item #4 - **Ordinance 2021-14**

An Ordinance Amending Chapter 30, "Development Regulations" of the Code of the Township of Holmdel to Recognize and Protect Critical Environmental Sites within the Metropolitan Planning Area (PA1)

Request for Administrative Approval

Item #5 - Regency - Generator Locations

- Homeowners at 13 Lennox Drive appeared before the Technical Review Committee on 3/25/21 via Zoom; after deck was constructed, the stairs were located in the pre-approved generator location; new location was reviewed and found to be acceptable by the TRC.
- Homeowners at 50 Jansky Drive appeared before the Technical Review Committee on 4/8/21 via Zoom; after their deck was expanded to cover the full rear of the dwelling, the pre-approved generator location was no longer available; new location was reviewed and found to be acceptable by the TRC.

Special Consulting Contracts 2021

Item #6 - Jennifer Beahm, PP/AICP - Special Consulting Planner 2021

Item #7 - Robert Yuro, PE - Special Consulting Engineer 2021

Minutes

August 18th 2020

INSTRUCTIONS TO ATTEND/OBSERVE THE HOLMDEL PLANNING BOARD MEETING

You are invited to a Zoom webinar.

When: April 20th 2021 at 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Webinar

Please click the link below to join the webinar:

PUBLIC MEETING INFO:

When: Apr 20, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Holmdel Township Planning Board

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84695775095?pwd=TXA4dGlxWEpTbjQrd2dnVFpHc0Z2UT09>

Passcode: 418481

Or Telephone: +1 312 626 6799

Webinar ID: 846 9577 5095

Passcode: 418481

International numbers available: <https://us02web.zoom.us/u/kcunSv1xwL>

The agenda and meeting materials can be downloaded at least 48 hours prior to the scheduled meeting:

<https://www.holmdeltownship-nj.com/agendacenter>

Post - Bulletin Board in Town Hall
Front Entryway of Town Hall