

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT – **Regular Meeting**
Wednesday, June 13, 2018 at 7:00 p.m.
in the Meeting Room in Town Hall

AGENDA

Call to Order

“I hereby announce pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been transmitted on January 16th 2018 by the Secretary, to the Asbury Park Press, The Independent, The Two River Times, the Township Clerk, and has been posted in the meeting room and in the entrance hall in Town Hall, 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

Completeness Waivers

Item #1 **New Jersey Natural Gas Company (NJNG), 960 Holmdel Road, Blk 13, Lot 13 in the OL-2 Zone; P/F Site Plan #2018-1** – Applicant seeks variances to construct a proposed regulator station, access, and utilities located within a 16.51-acre site owned by Holmdel Venture LLC, an improved office park and a cell tower. *If the application is deemed complete, the public hearing will follow.*

Public Hearing

Item #2 **New Jersey Natural Gas Company (NJNG), 960 Holmdel Road, Block 13, Lot 13 in the OL-2 Zone; P/F Site Plan #2018-1** – Applicant seeks variances to construct a proposed regulator station, access, and utilities located within a 16.51-acre site owned by Holmdel Venture LLC, an improved office park and a cell tower.

Continued Public Hearing

Item #3 **Salwa Homes Subdivision, 843 Holmdel Road – Block 19, Lot 30.04 in the R40-A Zone Subdivision #653** Applicant seeks to subdivide an existing 80,157 square foot parcel which is currently developed with one single-family home, into two single-family residential home (lots). The proposed new lot 30.12 will retain the existing detached single-family residence, garage and shed. The proposed expanded residence will require variances for 34,910 square feet where 43,000 square feet is required. Lot depth of 122 square feet where 180 feet is required; a front yard setback of 25.7 square feet where 50 feet is required, and an accessory side setback (detached garage) of 1.2 feet where 25 feet is required.

Memorializing Resolutions

Item #4 **Hui Lu, 10 Alexis Court, Block 50.28 Lot 30 in the R-40A Zone – ZB Variance #413** Applicant seeks variance relief to install a five foot fence adjacent to a three foot retaining wall (with a total height of eight feet) in the backyard of the property. The ordinance does not permit a fence on top of a retaining wall or berm.

Item #5 **Patricia and Glenn Augenstein, 10 Fox Hunt Road – Block 49, Lot 13.16 in the R40-A Zone, ZB Variance #415** Applicant requests variance relief for front porch. Setback requested is 47 feet where 50 feet is required.

Item #6 **Anita Kubicka, 30 Maurice Avenue – Block 56, Lot 26 in the R-11 Zone, ZB Variance #416**

Applicant seeks relief to demolish the existing roof structure and construct a new roof structure with Craftsman Style dormers incorporating a second story living space consisting of two bedrooms, hall and one bathroom. The proposed work increases the intensity of the pre-existing non-conformity of a setback of 4.7 feet where 15 feet is required.

Attorney Report

Engineer Report

Adjournment