

## AGENDA

Holmdel Township Planning Board  
4 Crawfords Corner Road, Holmdel, New Jersey 07733  
Special Meeting to be held in the Meeting Room in Town Hall  
**Tuesday, July 20<sup>th</sup> 2021 @ 7:00 p.m.**

### **Statement by Presiding Officer**

*In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10, I hereby announce that adequate notice of this meeting was provided in a notice dated January 23<sup>rd</sup> 2021 and amended on July 16<sup>th</sup> 2021 and was sent to the Asbury Park Press, Two River Times, the Independent, and posted on the bulletin board and on the main access door to Township Hall, filed in the Clerk's Office, and posted on the Township's website, [www.holmdeltownship.com](http://www.holmdeltownship.com)*

### **Pledge of Allegiance**

### **Moment of Silence to Honor Military Who Have Been Wounded or Killed in Action**

### **Roll Call**

### **Administrative**

Item #1 - **Resolution Reinstating In-Person Meetings of the Holmdel Planning Board**

Item #2 - **Appointment of Planning Board Vice Chairperson**

### **Completeness Waivers**

Item #3 - **St Benedict School - Amended Preliminary/Final Site Plan #2021-1**

Block 30.09, Lot 6.01; proposal to install modular classroom on an existing paved area of the campus of St. Benedict's Church and School; 165 Bethany Road (southwest corner at the intersection of Bethany Road and Hillcrest Road); and is within the R40-B Zone; applicant also requests a variance for a pre-existing condition of an 88.1 foot side yard setback where 100 feet is required

**Public Hearing** (if completeness waivers listed in Item #3 above are granted, public hearing will proceed)

Item #4 - **St Benedict School - Amended Preliminary/Final Site Plan #2021-1**

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### **Memorializing Resolution**

Item #5 - **Barclay Square at Holmdel - Preliminary and Final Major Site Plan #2020-1**

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

**Consistency Reviews**

**Item #6 - Ordinance No. 2021-24 - Amending Chapter 30, Development Regulations, of the Township of Holmdel**

- Amends and establish certain development regulations in accordance with the recommendations contained in the 2019 Annual Report of the Zoning Board of Adjustment pertaining to the following sections:
  - §30-3, Definitions
  - §30-11, Enforcing Officer
  - §30-63, Sheds
  - §30-65, Fences and Walls
  - §30-69, Lighting
  - §30-96.2, Permitted Signs
  
- Amends §30-58, Easements, to set forth additional requirements and procedures related to establishment, maintenance, and development actions within Township-held easements

**Item #7 - Ordinance No. 2021-25A - Ordinance Prohibiting Licensed Cannabis Establishments to the Extent Authorized Pursuant to P.L. 2021, c.16**

- Prohibits licensed cannabis establishments pursuant to State Law P.L. 2021 c. 16 by establishing Chapter 22, cannabis, of the revised general Ordinances
  
- Amends §30-134, Prohibited Uses, of Chapter 30, Development Regulations, to prohibit all uses requiring licensure under the NJ Cannabis Act and/or in violation of said Act.

**Planner's Report**

Item #8 - **Administrative Approval - Regency Generator Relocation:** 4 Lennox Court (TRC meeting 7/15)  
6 Lennox Court (TRC meeting 7/15)  
9 Lennox Court (TRC meeting 7/8)  
41 Jansky Drive (TRC meeting 7/8)

**Engineer's Report**

**Attorney's Report**

Item #9 - **Closed Session**

**Adjournment**