

HOLMDEL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT – **Regular Meeting**  
Wednesday, September 5, 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**

**Continued Public Hearing**

Item #1 **ST. MINA COPTIC ORTHODOX CHURCH**, 132 Highway 34 – Block 17, Lot 12 in the R40-B Zone Preliminary/Final Major Site Plan #2017-2 Applicant seeks Amended Preliminary and Final Major Site Plan approval and conditional use variance relief to permit an expansion of the existing parking lot and the construction of related site improvements on property located at 132 Highway 34, Block 17, Lot 12 in the R-40B Zone

**Memorializing Resolutions**

Item #2 **SALWA HOMES SUBDIVISION, 843 Holmdel Road – Block 19, Lot 30.04 in the R40-A Zone Subdivision #653** Applicant denied variance relief 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.

Item #3 **MANOJKUMAR & BHAVANA PATEL, 2 Line Road, Block 28.04, Lot 33.03 in the R40-A Zone, ZB Variance #417** Applicant granted variance relief to construct a paver patio, sitting wall and pavilion in the front yard (not permitted per Section 30-52(d) of the Development Regulations.

Item #4 **DRAFT – 2017 ZONING BOARD ANNUAL REPORT**

**Attorney Report**

**Engineer Report**

**Adjournment**