

HOLMDEL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Minutes – Regular Meeting held via Zoom
Wednesday, April 21, 2021

Call to Order

Mr. Blumenthal, Chairperson, called the meeting to order at 7:00 p.m. and Mr. Buffalino read the following:

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 Zoning Board to be open and announce that adequate and electronic notice of this meeting was provided in notices dated January 8, 2021 and April 16, 2021. . Notices were sent to the Asbury Park Press, Two River Times, and posted on the bulletin board, and on the main access door to Town Hall. Notices were filed in the Clerk's Office, and posted on the Township's website at www.holmdeltownship.com

This meeting is being conducted on a remote electronic basis using Zoom, with livestreaming 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, you will need to use the "raise your hand" feature on the bottom 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, 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.*

Roll Call

Members Present: Ms. Avrin
Mr. Blumenthal, Chairperson
Mr. Buffalino
Ms. Campis
Mr. Hern
Mr. Orfanitopoulos, Vice Chairperson
Mr. Pesce
Ms. Collur, Alternate 1 (arrived at 7:06 p.m.)
Mr. Lateef, Alternate 2

Also Present: Martin Pflieger, Esq, Zoning Board Attorney
Robert Bucco, PE, Zoning Board Engineer
Kate Keller, PP, Zoning Board Planner
Loretta Coscia, Board Secretary
Alison McLeod, meeting host
Steven Winters, Acting Director Comm. Dev/
Construction Official

Pledge of Allegiance ~ Moment of Silence

Extension

Item #1 **A&E Associates, Verde Woods Residential development, Block 50.13, Lot 1 ZB Variance # 2015-4** Applicant granted approval on December 20, 2017. Applicant seeks an additional one-year extension retroactive from December 21, 2020 (end of previous extension) to December 19, 2021.

Present on behalf of the applicant: Sal Alfieri, Jr., Esq.
Pat Ward, PE

Mr. Alfieri stated that this is a second request for extension of approval. A letter dated March 23, 2021 outlined the progress of the application. They are still in the process of seeking outside agency approvals.

Mr. Buffalino asked about what the original variances approved. Ms. Avrin said it was an approval for residential eight residential condos.

Patrick Ward, PE with the firm InSite Engineering was sworn in. Mr. Ward said the approved application was for “d” variance relief, as the units were detached and therefore not permitted. He said there was an issue with the Board of Education with bus stop pick up/drop off location causing most of the delays in getting outside agency approvals. The approval is a condition on Board of Education being able to pick up children in the development. Laurel Avenue frontage will be improved with sidewalks for bus pick up. Flood Hazard Area has been applied for, as well as an extension for Freshwater Wetlands approval. They have active applications with Freehold Soil and Monmouth County Planning Board. Signatures are needed for DEP Treatment Work Approval. They hope to apply for construction permits this fall.

Steven Winters, Construction Official advised that last week, a notice of violation was sent to the owner of record due to complaints received in the Police Department for unsafe structures located on the property, as well as a large open well. The well is approximately four feet wide and 15 feet deep. It is surrounded by a three foot wall, so that combined with wooden pallet he placed over it to prevent anyone from falling in, gave them two weeks to remediate.

Mr. Pflieger said the violation is not the Board's jurisdiction. As long as the applicant has been trying to get their approvals, it would be to give them an extension. The extension would be memorialized in a resolution, and can be held up (the resolution) if we are not satisfied. He advised Mr. Alfieri to get in touch with his client. Mr. Alfieri said his client is the developer, A&E Associates.

Some Board members had questions pertaining to the bus stop issue and possible environmental issues. Ms. Avrin stated that this application has already received approval. Any other issues are not part of why they are here tonight. The applicant is here for an extension of time to perfect what was previously granted by the Zoning Board.

Mr. Blumenthal requested of Ms. Coscia to send the original resolution of approval to Board members to view conditions of approval, as well as letter from Board of Education. Mr. Pflieger advised that the applicant must comply with all of the conditions in the resolution.

Mr. Alfieri asked to carry the request for an extension to the next hearing in order for his client to look into the safety issues/violations as stated by the Construction Official.

Motion by Mr. Buffalino seconded by Ms. Avrin to carry the hearing to May 5. Motion carried on the following roll call vote:

Present:	Ms. Avrin, Mr. Buffalino, Ms. Campis, Mr. Hern, Mr. Pesce, Mr. Orfanitopoulos, Mr. Blumenthal
Absent:	None
Not Seated:	Ms. Collur, Mr. Lateef

Memorializing Resolutions

Item #2 Hackensack Meridian Health Realty Corporation, 737 N. Beers Street – Block 36, Lot 35.04 in the M Zone – ZB Variance #443

Applicant seeks an amended application for use variance approval to operate a weekend only Farmer's Market in temporary tents located in the parking lot area.

Motion by Mr. Orfanitopoulos seconded by Ms. Campis to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Ms. Avrin, Ms. Campis, Mr. Hern, Mr. Pesce,
Mr. Orfanitopoulos, Mr. Blumenthal
Absent: Ms. Collur
Not Eligible: Mr. Buffalino, Mr. Lateef

Item #3 11 Goldsmith Drive, Kristie Orlick, Block 28.01, Lot 1 in the R40A Zone, ZB Variance #447

Applicant seeks variance relief for a 65' setback from the property line, where 100' is required. Applicant also seeks a 15' setback from the back of property where 25' is required, to permit them to be 30' as required from the Board of Health for the septic tank.

Motion by Mr. Pesce seconded by Mr. Hern to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Ms. Avrin, Mr. Buffalino, Ms. Campis, Mr. Hern,
Mr. Pesce, Mr. Orfanitopoulos, Mr. Blumenthal
Not Seated: Ms. Collur, Mr. Lateef

Item #4 3 Lakeview Drive, Linda & Mark Levine, Block 30, Lot 24.04 in the R40A Zone ZB Variance #446

Applicant seeks variance relief to install a fiberglass swimming pool and surrounding patio increasing lot coverage to 31.3% where 25% is permitted.

Motion by Ms. Campis seconded by Mr. Buffalino to approve the resolution. Motion carried on the following roll call vote:

Affirmative: Ms. Avrin, Mr. Buffalino, Ms. Campis, Mr. Hern,
Mr. Pesce, Mr. Orfanitopoulos, Mr. Blumenthal
Not Seated: Ms. Collur, Mr. Lateef

Item #5 **26 Bayberry Drive, Robert & Filomena Bielan, Block 58.02, Lot 28 in the RTH-1 Zone – ZB Variance #448** Applicant seeks variance relief for a built in pool, increasing lot coverage from 30.3% to 36.3%.

Motion by Mr. Pesce to approve the resolution, seconded by Ms. Campis. Motion carried on the following roll call vote:

Affirmative: Ms. Avrin, Mr. Buffalino, Ms. Campis, Mr. Hern,
Mr. Pesce, Mr. Orfanitopoulos, Mr. Blumenthal
Not Seated: Mr. Lateef
Absent: Ms. Collur (had to leave early)

Item #6 – Draft Meeting Minutes

February 17 **Motion** by Mr. Blumenthal seconded by Mr. Pesce to approve. Carried by voice vote.

March 3 **Motion** by Mr. Hern seconded by Ms. Campis to approve. Carried by voice vote.

March 17 **Motion** by Mr. Orfanitopoulos seconded by Mr. Buffalino to approve. Carried by voice vote.

Professional Reports

None

Adjournment

There being no further business at 7:55 p.m. **motion** by Mr. Pesce seconded by Mr. Buffalino and carried by voice vote.

Respectfully submitted,

Loretta Coscia
Zoning Board Secretary

Proceeding recorded
Minutes approved 6/2/21 (AP/DO)