



**EATONTOWN ZONING BOARD  
RE-ORGANIZATION and REGULAR MEETING  
Agenda  
January 3, 2023  
7:00PM**

- 1. Flag Salute** Swearing in of Re-Appointed members
  
- 2. Roll Call**  
Mr. East            Mr. Gilmore    Ms. Faust  
Mr. Lisanckie   Mr. Granata   Mr. Mednick  
Mr. Anderson   Ms Faccone
  
- 3. Re-Organization**  
Election of Chairman  
Election of Vice-Chairman  
Appointment of Legal Counsel  
Appointment of Board Engineer  
Appointment of Board Planner  
Confirmation of Board Secretary
  
- 4. Approval of Minutes** December 12, 2022
  
- 5. Resolutions To Be Memorialized**  
  
ZB 2022-10    George Grob  
                  9 Lake Drive, Blk 402 lot 1  
  
ZB 2022-23    Jacob L, Broyles, Wanda T. Crist  
                  32 Kremer, Blk 1302 lot 5
  
- 6. Old Business** None
  
- 7. New Business**  
Designation of Official Newspapers Resolution  
Zoning Board Attorney Resolution  
Zoning Board Engineer Resolution  
Zoning Board Planner Resolution  
Board Secretary Resolution  
2023 Meeting Dates Resolution

**ZB 2022-29 Ramon Quezada  
72 South Street, Blk 902, lot 39**

Applicant proposes to remodel existing damaged rear old addition, add 2<sup>nd</sup> story rear addition, new finishes on front covered porch, 270 sf. Paver patio and site modifications removing existing non-conforming paver patio with hot tub, non-conforming 667 sf concrete pad

During the review it revealed existing non-conformities requiring the following variances:

1. Dwelling front yard setback existing 19' whereas 30' is required;
2. Dwelling side yard setback 4.8' for one, 17-0.5' for both, whereas minimum required is 7' for one, 20' for both
3. Driveway side yard setback existing 0' whereas 7' is required;
4. Garage side yard setback 4', whereas 7' is required;
5. Front yard impervious coverage 38% whereas 14% maximum is permitted;
6. Impervious lot coverage existing 50%, whereas 45% maximum is permitted.

This property is within the Historic District and has received a Certificate of Appropriateness from the Planning Board on November 7, 2022.

**ZB 2022-28 373 South Holdings, LLC (BB Tents)  
373 South Street, Blk 1401 Lot 20.01**

**Variance Relief, Minor Site Plan Approval**

Applicant BB Tents permitted to occupy space to operate an event supply rental business consisting of all event supplies, primarily chairs, tables and tents. Deliveries will be made daily, coordinated to load and unload the rental items. Additionally, the interior space will be used for cleaning of the rental items. A large portion of the space will be utilized for customer service call center, operations, and management offices.

Work to be performed, removal of wall as per plans submitted by Rise NJ Arch, dated 4.5.22

Exterior use for cleaning not permitted  
No exterior storage permitted  
All signage by separate permit

**ZB 2022-19 Pumo Real Estate, LLC  
215 Broad Street, Blk 301 Lot 51  
Use Variance and Site Plan Approval with associated bulk variances**

1. Office space is not explicitly permitted in the P-1 Zone and therefore a “d” use variance is required.

**8. Correspondence** None

**9. Adjournment**