



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
February 13, 2023 7:00PM

1. Flag Salute

2. Roll Call

Mr. East	Mr. Gilmore	Ms. Faust
Mr. Liszanckie	Mr. Granata	Mr. Mednick
Mr. Anderson	Ms Faccione	

3. Approval of Minutes January 3, 2023

4. Resolutions To Be Memorialized

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

ZB 2022-19 Pumo Real Estate, LLC
215 Broad Street, Blk 301 Lot 51

5. Old Business None

6. New Business

ZB 22-2022 (continued)
A&P Pork Store, LLC
15 Highway 35 Blk 304 lot 19
Use variance, bulk variances

ZB 2022-27
144 Malibu Drive
Blk 2401 lot 4
The applicant has installed several improvements without proper approvals, creating 9 variances.

ZB 2022-26

AYR Wellness Inc., a/k/a Garden State Dispensary NJ, LLC

59 Highway 35 (Main Street)

Blk 301 lot 5

Applicant, existing tenant, Garden State Dispensary, proposes to expand into/combine with 57 Main Street to operate Class 5 cannabis retail sales, replacing like for like rooftop HVAC, closing off existing bay doors with matching cinderblock, updating exterior with crisp white hardy board siding.

Expansion of this use requires Site Plan, D(3) Conditional Use variance, bulk c variance(s) as required

7. Correspondence

None

9. Adjournment