



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
May 8, 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 April 24, 2023

4. Resolutions To Be Memorialized

ZB 2023-08

Taylor, Dan & Elizabeth

Certificate of Non-Conformity
1 Franklin Ave., Blk 908 lot 25

Property has been utilized as a 2-family dwelling in the R-10 zone.

ZB 2023-01

Robert Gemignani

2 Hampton Rd., Blk 3304 lot 23

Rear deck setback is 20 ft. where 40 ft. is required; Front yard impervious coverage is 9%, proposed is 15.33% where 12% is permitted.

ZB 2023-02 McDonalds Corp.

18 Route 35, Blk 902 Lots 24 & 25

Preliminary and Final Site Plan – Applicant seeks to install a side-by-side drive-through accessory use

5. Old Business

ZB 2022-21 (November 14, 2022 rescheduled to December 12, 2022, continued to March 13, 2023, postponed until May 8, 2023)

Claudia S. Balderrama

45 Ruth Place, Block 3311 Lot 5

Applicant proposes installation of second 20 ft. x 37 ft. paved driveway, increasing the existing non-conforming front yard impervious coverage.

Existing 18%, proposed 31% whereas maximum permitted is 14%

6. New Business

ZB 2022-27 Cleuza Lagares

144 Malibu Drive, Block 2401, lot 4

9 variances

ZB 2023-04 Alex & Natalie Habbaz

72 Georgetown Rd Block 4401 lot 18

3 variances

ZB 2022-11 373 South Holdings, LLC

373 South Street, Blk 1401 Lot 20.01

For discussion

7. Correspondence

None

9. Adjournment