



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

1. Flag Salute

2. Roll Call

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

3. Approval of Minutes February 13, 2023

4. Resolutions To Be Memorialized

ZB 22-2022
A&P Pork Store, LLC
15 Highway 35 Blk 304 lot 19

ZB 2022-26
AYR Wellness Inc., a/k/a Garden State Dispensary NJ, LLC
59 Highway 35 (Main Street)
Blk 301 lot 5

5. Old Business

6. New Business

ZB 2022-24 DeMarzo, John & Stephanie
6 Taylor Place, Block 401 lot 121

Applicant started replacing front porch without proper approvals. During review, the following existing variances were noted:

1. This property is an existing non-conforming lot, 4819 sf whereas 10,000 sf is required;
2. Existing lot width 50', whereas 75' is required;
3. Principle dwelling existing rear yard setback 27', required 30';
4. Existing building coverage 27%, proposed 29.5%, whereas 25% maximum permitted;
5. Existing front yard impervious coverage 20%, proposed 20%, 15% maximum permitted;

6. Principle dwelling existing side yard setback 5'/20', proposed 5'18', required 7'/20'
7. Principle dwelling existing front yard setback 17, proposed 10', required 30'

ZB 2022-25

Antonio Goncalves de Oliveira Jr.

30 Victor Place, Block 1605 lot 5

Applicant proposing to install a new 10' x 18' asphalt driveway, creating the following variances:

Front yard impervious coverage, existing 2%, proposed 17%, max. permitted 15%;

2. Driveway side yard setback proposed +/- 2', minimum requirement 7 ft.
3. Existing detached garage is not utilized as a garage, storage only, no access for cars to be stored, existing building coverage for storage 8%, where 2% is permitted.

ZB 2022-28 – continued from January 3, 2023

373 South Holdings, LLC (BB Tents)

373 South Street, Blk 1401 Lot 20.01

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.

7. Correspondence

None

9. Adjournment