



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
June 12, 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 May 8, 2023

4. Resolutions To Be Memorialized

ZB 2022-21

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%

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

6. New Business

ZB 2023-09 Joyce Ann Zadorozny

34 Locust Avenue, Block 1101 Lot 32

Expansion of gravel driveway, the existing side yard setback is)', whereas 7' is required; Installation/expansion of front paver walkway- the expansion of the driveway and installation of additional pavers increase the front yard impervious coverage, creating a variance.

Existing in 1981, 18% on current survey, submitted is 20%, whereas 14% maximum is permitted. (2 variances)

ZB 2023-07 Lawson, Carl & Gloria

30 Kremer Avenue; B 1302 Lot 6

Driveway side yard setback is 0' whereas 7' is required; side and rear yard paver patio with wall was installed without proper approvals, side yard setback is 3' whereas 7' is required; front yard impervious coverage is 56% whereas 12% is permitted. (3 variances)

ZB 2023-06 Fausto Souza

101 Wyckoff Road, B 1301 lot 87

Applicant is proposing to expand the existing non-conformity, the following variances are required: Pearce Avenue existing front yard setback is 24.8', whereas 30' is required; rear yard existing setback is 22.8' whereas 30' is required

2023-03 Silvercar, Inc – use variance

95 Rte. 36 (Audi Dealership) B 2401 lot 55

Applicant is proposing to add a use, motor vehicle rentals, to the existing auto dealership. Motor vehicle rentals is not a permitted use in the MB zone

ZB 2022-28- 373 South Holdings, LLC

373 South Street, B 1401 lot 20.01

Amended Minor Site Plan

5. Old Business

7. Correspondence

None

9. Adjournment