

**REGULAR MEETING OF THE
EATONTOWN ZONING BOARD OF ADJUSTMENT
March 13, 2026
Minutes**

Call to Order

Mr. East called this in-person meeting to order at 7:00 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and had been noticed in the Asbury Park Press and the Star Ledger and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall, and on the Borough website.

Roll Call

*Members Present: Ch. East, V.C. Anderson, Mr. Mednick, Ms. Faccone, Mr. Lizanckie
Absent: Mr. Gilmore, Mr. Murphy, Ms. Larsen (1st. Alt.), Mr. Wilson (2nd Alt.)*

Also present: Marc Leckstein, Board Attorney; Colleen Matthews, Board Secretary;

Minutes

Motion is made by Ch. East and seconded by Vice-Chair Anderson to memorialize the minutes of March 9, 2026.

All in favor by those eligible to vote.

Resolutions to be Memorialized

ZB 15-2025 Tinton Villas, LLC

29-31 Tinton Avenue Blk 201 lot 13

Preliminary & Final Major Site Plan approval, conditional use permit, with “d(3)” conditional use variance relief and bulk “c” variance relief to permit construction of two two-story three-bedroom townhomes along with additional site improvements

Motion is made by Chairman East, seconded by Ms. Faccone to memorialize this resolution.

Ayes: Chairman East, Ms. Faccone, Vice-Chair Anderson, Mr. Mednick

Nays: None

Absent: Mr. Gilmore, Mr. Murphy, Ms. Larsen, Mr. Wilson

Not eligible: Mr. Lizanckie

ZB 20-2025

Reinaldo M. DeSousa

16 Campbell Dr., Blk 2609 Lot 4

Requesting variance relief for the purpose of demolishing the front step and landing, constructing a covered front porch step rear basement entrance, install granite block curb pavers on the driveway, make patio and walk improvements and related improvements, requesting the following variances:

1. Existing driveway 0' setback, 7' required
2. Front yard impervious coverage existing 28%, proposed 30%, 13% permitted
3. Front yard setback, existing 25.4', proposed 17.5', required 30'
4. Side yard setback, existing 7'/22', proposed 7'/17', minimum required 7'/20'

Motion is made by Vice-Chair Anderson and seconded by Ms. Faccone to memorialize this resolution.

Ayes: Vice-Chair Anderson, Ms. Faccone, Chairman East, Vice-Chair Anderson, Mr. Mednick, Mr. Lizanckie

Nays: None

Absent: Mr. Gilmore, Mr. Murphy, Ms. Larsen, Mr. Wilson

ZB 01-2026

Diogo Ferreira, 36 Lafetra Ave.

Blk 1005 lot 3

Application to obtain post-construction approval of a second-floor expansion and basement walk-out stairs, to expand two bedrooms (create a full second floor). This is an expansion of a non-conforming building. The following variances are requested:

1. Minimum lot area, 7,279 sq. ft. existing, whereas 10,000 sq. ft. is required (pre-existing).
2. Minimum lot width, 50 ft. existing, whereas 75 ft. is required (pre-existing),
3. Minimum principal front yard, 29 ft. 11 in. (Lafetra) and 14 ft. 11 in. (Byrnes), whereas 30 ft. is required (pre-existing),
4. Expansion of a non-conforming building

Motion is made by Mr. Lizanckie and seconded by Mr. Mednick to memorialize this resolution

Ayes: Mr. Lizanckie, Mr. Mednick, Chairman East, Vice-Chair Anderson, Ms. Faccone

Nays: None

Absent: Mr. Gilmore, Mr. Murphy, Ms. Larsen, Mr. Wilson

Adjournment

Motion is made by Chairman East and seconded by Mr. Mednick to close this meeting at 7:10 p.m. All in Favor.

Respectfully Submitted,

Colleen Matthews

Board Secretary