

**REGULAR MEETING OF THE
EATONTOWN ZONING BOARD OF ADJUSTMENT
June 15, 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, Mr. Wilson
Absent: Mr. Murphy, Ms. Larsen (1st. Alt.),

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

Chairman East speaks as to the untimely death of Mr. Robert Gilmore. He will be missed by all. A moment of silence was offered in his memory.

Minutes

Motion is made by Mr. Mednick and seconded by Ms. Faccone to memorialize the minutes of April 13, 2026.

All in favor by those eligible to vote.

Resolutions to be Memorialized

None

New Business

**ZB 2026-05 Andrew Chlapowski
6 Eton Place, Blk 2604 Lot 1**

Applicant proposes to expand existing driveway to an irregular shaped driveway, increasing the front yard impervious coverage.

-Existing front yard impervious coverage 20%, proposed is 27%, maximum permitted is 14%

Atty. Leckstein marks the following into evidence:

A-1 Survey
A-2 Drawing

B-1 Zoning Denial

Atty. Leckstein swears in Mr. Chlapowski.

Mr. Chlapowski states that he wishes to expand his driveway due to not having space for all of the cars in the family. There is one work car but not a truck. There is currently parking for four cars and he is hoping to accommodate one or two additional vehicles.

Currently there is 20% impervious coverage, where proposed is 27% and permitted is 14%. Mr. Chlapowski states that he has no water/drainage issues on this property. He understands that he will have to mitigate any water problem, should a water problem arise from the increased impervious coverage.

Chairman East asks if there is any public in attendance that wish to make a comment or ask a question, none heard.

Vice-Chair Anderson makes a motion to approve this application as discussed and is seconded by Ms. Faccone.

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

Nays: None

Absent: Mr. Murphy, Ms. Larsen

Correspondence

ZB 2024-02 Ramon Quezada

76 South Street

Block 902 Lot 40

Request for Extension of time of approvals

Atty. Leckstein states that the applicant is requesting an extension of his approval due to expenses having greatly increased. Atty. Leckstein states that, generally, he looks at the makeup of the neighborhood and seeing if it has changed. Assuming it has not, there is no reason to deny the extension.

Mr. Lizanckie make a motion to extend the approvals by one year as discussed.

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

Nays: None

Absent: Mr. Murphy, Ms. Larsen

Adjournment

Motion is made by Chairman East and seconded by Mr. Mednick to close this meeting at 7:15 p.m. All in Favor.

Respectfully Submitted,

Colleen Matthews

Board Secretary