

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
March 10, 2025
Minutes

Call to Order

Chairman 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, Vice-Chair Granata, Mr. Lizanckie, Mr. Gilmore, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen
Absent: None

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

Approval of Minutes

Minutes

Motion is made by Chairman East and seconded by Mr. Lizanckie to approve the February 27, 2025 minutes by all those eligible to vote.

All in Favor

Resolutions to be Memorialized

ZB 2024-16 Joseph Fontana
Paul and Knox Avenue (corner lot)
Block 3309 lot 32
Proposed new home

Atty. Leckstein states that this application is still deficient in escrow and, therefore, the resolution will need to wait to be memorialized until such time as escrow is current.

ZB 2024-19 Bill Sherman/Melissa Cole

4 Eton Place

Block 2607 Lot 24

-Front Yard setback of principal dwelling

-Rear yard setback

-Front yard impervious coverage on Farm Lane

-Front yard setback on Eton Place

Motion is made by Vice-Chair Granata and seconded by Mr. Lizanckie to memorialize this resolution.

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

Nays: None

Abstention: Chairman East, Mr. Gilmore, Ms. Larsen

ZB 2024-21 The Ridge at Suneagles, LLC

200 Lowther Drive

Block 501 Lot 1.03

d-6 height variance

Motion is made by Chairman Eat and seconded by Vice-Chair Granata to memorialize this resolution.

Ayes: Chairman Eat, Vice-Chair Granata, Mr. Gilmore, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen

Nay: None

Abstention: Mr. Lizanckie

New Business

ZB 2025-01 Tesla, Inc.

Zoning Board Interpretation of Zoning Ordinance

151A Highway 35 (WaWa)

The applicant has withdrawn this request for interpretation and will be returning to this Board with a variance application.

ZB 2024-02 Ramon Quezada

76 South Street

Block 902 Lot 40

Certificate of Non-Conformity

15 Variances

The applicant's attorney has noticed for March 17, 2025. Therefore, a notice will be hung on the entrance door and on the bulletin that the March 17, 2025 meeting has been cancelled and should any public wish to attend this hearing, this matter will be heard before the Zoning Board on May 12, 2025.

Atty. Leckstein states that he found a notice in the newspaper from 1996 for this property for a 16' x 12' addition to the rear of their house. There was no mention of it being a two-family home. The Board secretary will try and find the resolution for this addition.

Correspondence

None

Adjournment

Motion is made by Chairman East and seconded by Mr. Anderson to close this meeting at 7:20 p.m.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary