

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
April 14, 2024
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. Anderson, Mr. Mednick

Absent: Mr. Lizanckie, Mr. Gilmore, Ms. Faccone, Ms. Larsen

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

Approval of Minutes

Minutes

Motion is made by Vice-Chairman Granata and seconded by Mr. Mr. Anderson to approve the March 10, 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 has finally been brought up-to-date in escrow and may be memorialized at this time.

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

Ayes: Vice-Chair Granata, Mr. Mednick, Ch. East, Mr. Anderson

Nays: None

Absent, Mr. Lizanckie, Mr. Gilmore, Ms. Faccone, Ms. Larsen

New Business

ZB 2025-02 Nancy Marrow

One Surrey Lane

Blk 3304 Lot 36

The applicant has proposed 2 additions, deck, patio and driveway.

- The proposed 361 sq. ft. rear addition has a rear yard setback of 18' where 40' is required;
- The proposed 1,857' side/year yard setback of 26 ft. where 40' is required;
- The proposed rear yard deck and patio have setbacks of 18' where 40' is required;
- The proposed 1916 sq. ft. driveway and walkways exceed the maximum permitted front yard impervious coverage of 12%. The proposed improvements would result in a total front yard impervious coverage of 15.30% exceeding the maximum permitted

Atty. Leckstein swears the applicants Nancy and Chris Marrow.

Atty. Leckstein marks in the entire zoning board application packet as A-1.

Mr. Marrow states that they wish to make this split-level home a multi-generational home for his in-laws, himself and his wife and, eventually, their special needs son. His elderly in-laws have owned this home since 1965 and they are in need of some assistance, as a result of health issues.

Atty. Leckstein swears in Anthony J. Ercolino, architect. Mr. Ercolino reviews the proposed ensuite on one level for the parents. Because this property is a corner lot, it is considered to have two front yards and two rear yards. This means the rear yard setback is required to have a 40 ft. setback where 18 ft. is proposed. Also, the side/rear addition has a proposed setback of 26 ft. where 40 ft. is required. Also, the rear yard deck and patio is proposed to have an 18 ft. setback where 40 ft. is required.

There is a proposed circular driveway and walkway proposed, which would make it much more convenient to enter and exit the cars for older people that is proposed. Also, the existing driveway is steep. The proposed impervious coverage is 15.30% and 12 % is permitted.

After all of the modifications, the house will have a total of four bedrooms.

There is some attic space that cannot and will not be used for living space. There is severe sloping in the attic.

The Board members discuss the application. Chairman East asks if there is any public in attendance that wish to ask a question or make a comment. None heard.

Mr. Anderson makes a motion to approve the application as discussed, seconded by Vice-Chairman Granata.

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

Nays: None

Absent: Mr. Lizanckie, Mr. Gilmore, Ms. Faccone, Ms. Larsen

ZB 2025-05 Mike & Merissa Buczny

63 Reynolds Drive

Block 2501 lot 25

Applicant proposes the installation of a 14' x 30' inground pool with a 1,281 sq. ft. paver surround.

-The subject property is a corner lot, which designates the proposed pool location as being within the front yard setback. The minimum front yard setback is 50' where the proposed pool patio is set back 9.32 ft.

-Maximum fence height is 2.5 ft and applicant proposes a 6 ft (replacement) and 4 ft. (pool code compliant) fence

Atty. Leckstein swears in Mike and Merissa Buczny. Atty. Leckstein marks the site plan package as A-1. The zoning denial letter is marked as B-1.

Merissa Buczny states that they want to install an in-ground pool with patio. Their property considered to be on a corner which triggers two variances. The first is that the minimum front yard setback (what they consider to be our side yard) is 50 ft. and we are proposing 9.32 ft. The second variance is for a 6 ft. fence in the front yard, which they consider a side yard. This fence will satisfy the pool compliance requirements. There is an existing 6ft fence that will be upgraded to pvc along the pool and a 4 ft. fence up the side of the pool (technically the front yard) but no variance is needed. Two photographs of Orchard Street are entered into evidence as A-2.

The Board members discuss the application. Chairman East asks if there is anyone from the public that wishes to make a comment or ask a question.

1. Patrick Keefe, 61 Reynolds states that he is a neighbor and is in favor of granting this application with the variances.

Motion is made by Mr. Mednick and seconded by Mr. Anderson to approve this application as discussed.

Ayes: Mr. Mednick, Mr. Anderson, Chairman East, Vice-Chairman Granata

Nays: None

Absent: Mr. Lizanckie, Mr. Gilmore, Ms. Faccone, Ms. Larsen

Correspondence

None

Adjournment

Chairman East makes a motion to close the meeting at 7:40 p.m.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary