

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
June 9, 2025
Minutes

Call to Order

Chairman East called this in-person meeting to order at 7:10 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: Chairman East, Vice-Chair Granata, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen
Absent: Mr. Lizanckie, Mr. Gilmore

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

Approval of Minutes

Minutes

Motion is made by Chairman East and seconded by Ms. Faccone to approve the minutes by all those eligible to vote.

All in Favor

Resolutions to be Memorialized

ZB 04-2025 Silverio, Luis & Sonia
28 Reynolds Dr. Blk 2701 Lot 30.02

ZB 03-2025 Charles B. Goncalves
1 Pearce Avenue Blk 1302 Lot 20

Motion is made by Mr Anderson and seconded by Ms. Faccone to approve these two resolutions.

Ayes: Mr. Anderson, Ms. Faccone, Ch. East, Ms. Larsen

Nays: None

Not eligible: Vice-Chair Granata, Mr. Lizanckie, Mr. Gilmore, Mr. Mednick

ZB 2024-02 **Ramon Quezada**
76 South Street Block 902 Lot 40

This resolution will be held for adoption as the applicant needs to supply amended plans with all of the changes agreed to during the hearing. Once the amended plans are submitted, the resolution can be adopted.

New Business

ZB 07-2025 Angel Rodriguez
96 Lewis Street, Blk 902 lot 6
Applicant proposes additions, alterations, modification to driveway sited modifications
and new garage 5 variances

Atty. Leckstein marks the following into evidence:

A-1 – Denial

A-2 – Survey

A-3 - Architectural Plans

Kevin Asadi, Esq., states that he is representing the applicant in this matter seeking bulk variances that would permit the owner to remove an existing single-car existing garage and replace it with a two-car detached garage. The application also proposes an addition to the existing residential structure that would convert it from a 1 ½ story house to a two-story home. The lot width is 50 ft. which makes it a non-conforming lot as to frontage width where 75 ft. is required. The lot area is also required to be 10,000 sq. ft. and the lot area is only 7,500 sq. ft. , which is typical for the neighborhood. The applicant also owns the property directly to the west, 94 Lewis Street. Mr. Rodriguez wishes to renovate this property for his mother to live in directly next door to him. To the east of the subject property is a vacant lot that is owned by the Borough and to the rear of the property is Wolcott Park.

Antonio Scalise, architect, is sworn in by Atty. Leckstein and accepted by the Board. Mr. Scalise reviews the addition proposed. The front porch is to be expanded to the full width of the existing home. The applicant is looking to take the roof off of the home and add a second level, while not encroaching on the front setback of the home.

The existing one car, very narrow garage will be taken down and a proper two-car garage would be constructed in its place. Existing non-conforming maximum front yard coverage required is 13%; existing is 49% and would require a variance. There will be electric proposed for the new garage, no plumbing. The garage is to be used for storage only, no plumbing or an apartment will be allowed in this space.

Chairman East asks if there is any public in attendance that wish to ask a question or make a comment regarding this application. None heard.

Motion is made by Ms. Faccone and seconded by Vice-Chairman Granata to approve this application as discussed.

Ayes: Ms. Faccone, V.C. Granata, Ch. East, Mr. Anderson, Ms Larsen

Nays: None

Absent: Mr. Lizanckie, Mr. Gilmore, Mr. Mednick

ZB 08-2025 Richard Hearon & Lindsey Devlin (Hearon)

187 Broad Street Blk 302 Lot 16.01

Detached accessory bldgs. Shall be located to the rear of the rear building line of the principal structure and shall comply with the schedule governing their location

Atty. Leckstein marks the following into evidence:

A-1 -Denial

A-2 – Survey of the property showing the proposed location of the shed

The applicants are sworn in by Atty. Leckstein. Mrs. Hearon explains that they wish to put a shed in their side yard behind their new vinyl fence. She feels there is no other place to house this shed, as there would be a visual obstruction of the deep end of the pool if the shed were to be constructed in the back yard. The current 7' x 7' Shed would be removed.

Chairman East asks if there is anyone in the public that wishes to make a comment or ask a question. None heard.

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

Ayes: Mr. Anderson, Ms. Faccone, Ch. East, V.C. Granata, Ms. Larsen

Nays: None:

Asent: Mr. Lizanckie, Mr. Gilmore, Mr. Mednick

ZB 10-2025 Douglas Rossback

17 Campbell Drive Blk 2607 Lot 14

Expansion of a non-conforming structure creating the following variances:

1. Existing rear yard setback of Campbell Dr is 38', the proposed is 25.47 minimum required is 30'
2. Existing rear yard setback of Pine Street is 25', the proposed is 12.95', minimum required is 30'
3. Existing front yard along Campbell Drive is 24.54', proposed is 19.55', minimum required is 30'

Atty. Leckstein marks the following into evidence:

A-1 Denial

A-2 Architecturals

A-3 Survey

Atty Leckstein swears in Mr. Rossback. Mr. Rossback states that he is planning to construct a closet and bathroom off of the back portion of the house and put on a front porch. He is planning to relocate his mother to his house from South Carolina.

Anthony Ercolino, architect, is sworn in by Atty. Leckstein. Mr. Ercolino reviews the floor plan of the addition and the new front porch as well as finishing the basement with a bilco entrance. Mr. Ercolino states that he will revise the plans, as a window was left out. Mr. Ercolino reviews the variances requested.

Chairman East asks if there is anyone in the public that wishes to make a comment or ask a question. None heard.

Motion is made by Ms. Faccone and seconded by Vice-Chair Granata to approve the application as discussed.

Ayes: Ms. Faccone, Vice-Chair Granata, Ch. East, Mr. Anderson, Ms. Larsen

Nays: None

Absent: Mr. Lizanckie, Mr. Gilmore, Mr. Mednick

Correspondence

None

Adjournment

Motion is made by Chairman East to end the meeting at 7:50 p.m. All in Favor.

All in Favor.

Respectfully Submitted,

Colleen Matthews

Board Secretary