

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
September 8, 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: Chairman East, Vice-Chair Granata, Mr. Gilmore, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen

Absent: Mr. Lizanckie

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

Approval of Minutes

Minutes

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

All in Favor

Resolutions to be Memorialized

ZB 13-2025 **Estate of Angela Venezia**
Certificate of Non-Conformity
18 Maple Avenue, Blk 55 Lot 38

ZB 12-2025 **Tanner Shea**
234 Grant Avenue, Block 1903 Lot 5

ZB 09-2025 **Eatontown Chicken, LLC.**
25 Route 35, Block 1002 lot 21

Motion is made by Vice-Chairman Granata and seconded by Mr. Mednick to memorialize these three resolutions.

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

Nays: None

Not eligible: Mr. Lizanckie, Mr. Gilmore, Ms. Larsen

New Business

ZB 11-2025

Diego Ferreira

40 Byrnes Lane, Block 1002 lot 11

2 story dwelling existing; proposed subdivision to create 2 residential lots; residential use variance in a B-1 zone; bulk variance for sidewalk in an easement to the Borough.

Mr. Leckstein states that the attorney for the applicant, Paul Edinger, Esq., has requested that this matter be rescheduled to the next available hearing date as one of his experts is unable to attend the hearing.

Mr. Leckstein states that the Board Secretary will re-schedule this application and advise Mr. Edinger of the new date. Mr. Leckstein advises the public in attendance regarding this application that it will be adjourned to a new date and Mr. Edinger will re-notice for the new date.

Correspondence

None

Adjournment

Motion is made by Chairman East to end the meeting at 7:05p.m. All in Favor.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary