

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

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

Also present: Marc Leckstein, Board Attorney; Colleen Matthews, Board Secretary; Greg Gitto, Board Engineer, Lindsey Massih, Board Planner

Atty. Leckstein address Atty. Edinger and Atty. Giunco stating that there are only five zoning board members in attendance this evening to hear their individual use variance applications. There needs to be five affirmative votes in order to approve a use variance. The attorneys decide to discuss with their clients.

Minutes

Chairman East makes a motion to approve the minutes of October 20, 2025 and is seconded by Vice-Chair Granata.

All in favor by those eligible to vote.

Resolutions to be Memorialized

ZB 14-2025 SBP Group, LLC, Keith Salnick, Managing Member

58 Tinton Avenue

Block 401 Lot 20

Certificate of Non-Conformity for Two-Family Dwelling

ZB 2025-16 James Frangella

45 Throckmorton Ave

Block 301 Lot 17

Construction of a new front porch to an existing non-conforming single-family dwelling in the B-1 zone requiring a variance for a minimum front yard setback of 20 ft. where 10.8 is existing and 4.6 ft proposed. Applicant is also applying for a Certificate of Non-Conformity because the subject property contains a non-conforming use and structure.

ZB 17-2023 Robert and Melissa Garra

33 Carmel Way
Block 2402 lot 2

Proposed construction of a 517 sq. ft. one-story addition and an 86 sq. ft. second-story addition and a covered front patio, on an existing non-conforming dwelling situated on an existing non-conforming corner lot requiring the following variances: 1) Expansion of a non-conforming structure; 2) Existing front yard setback along Malibu Dr. is 50.4', proposed is 34.9', whereas 75' is required; 3) Existing front yard setback along Carmel Way is 39.6', proposed is 35.6', whereas 75' is required.

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

Ayes: Chairman East, Vice-Chairman Granata, Mr. Mednick, Ms. Faccione

Nays: None

Abstention: Mr. Anderson

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

Chairman East takes a moment to thank Mr. Sal Granata for his service to the town as this is his final meeting. Mr. Granata has been an integral part of this Board and will be greatly missed. Chairman East wishes him well on his new chapter starting in Connecticut with his family.

New Business

ZB 18-2025 Richard Farrah

366 Meadowbrook Ave Blk 2601 lot 12

- Front porch addition existing front yard setback 25', proposed 16.8', required 30 ft
- Building coverage, existing 22.4%, proposed 31.3 %, 25% permitted
- Impervious coverage, existing 33%, proposed 53.65%, maximum allowed 48%
- front yard impervious coverage, existing 20.5%, proposed 42.2%, maximum allowed 13%

Atty. Leckstein marks the following into evidence:

A-1 Architectural plan

B-1 Zoning Officer Denial Letter

Atty. Leckstein swears in Mr. Farrah. Chairman East asks Mr. Farrah what relief he is asking for from the Board.

Mr. Farrah states that this house is one of the houses he grew up in during the 1960's. He has bought the house from his parents and now would like to make this house into the house he will live in during retirement. He is looking to construct an addition onto the back of the house, which will be his master bedroom on the first level. The second level will be for his daughter and granddaughter, who live with him.

Al Shissias, licensed architect in the State of New Jersey, is sworn in by Atty. Leckstein and is accepted by the Board. He states that currently the house is a ranch. There is a proposed addition at the back of the house, infill

between the house and the existing garage and a open-sided covered front porch. Mr. Shissias reviews the floor plan.

Mr. Shissias reviews the four variances required. This lot is an undersized lot of 7,500 sq. ft., where 10,000 sq. ft. is the minimum. Parking is discussed. The proposed driveway will accommodate 3 cars, as there is no off street parking. Mr. Farrah states that there has never been any flooding issues with the property. Stormwater management is discussed. The proposed pool is discussed.

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

Motion is made by Vice-Chair Granata and seconded by Mr. Anderson to approve this application as discussed.

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

Nays: None

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

ZB 11-2025 Diego Ferreira

40 Byrnes Lane Blk 1002 lot 11

2 story dwelling existing; proposed subdivision to create 2 residential lots

Proposed lot 11.02, lot width 59.8' where 75' required

Proposed lot 11.01, 25.7' front setback, 30' required

Proposed lot 11.02, 1.9' side setback for existing garage where 5' is required.

After conferring with his client, Mr. Edinger states that he would like to carry this application to December 8, 2025 and will re-notice for this date. There are three residential applications that have been listed for this date as well. Atty. Leckstein explains that the reason this matter is being carried, is because there are only five members in attendance this evening, and all five members would have to vote affirmatively for the use variance. It is not unusual for the applicant to ask for an adjournment request.

Motion is made by Chairman East and seconded by Vice-Chairman Granata to carry this application to the December 8, 2025 meeting.

All in Favor

There was a short 3 minute break taken and Atty. Leckstein states that the Board attendance has not changed.

ZB 15-2025 Tinton Villas, LLC

29-31 Tinton Avenue Blk 201 lot 13

Preliminary & Final Major Site Plan approval, conditional use permit, with "d(3)" conditional use variance relief and bulk "c" variance relief to permit construction of two two-story three-bedroom townhomes along with additional site improvements

John Giunco, Esq. would like to carry this application to January 6, 2026.

Mr. Mednick makes a motion to carry this application until January 6, 2026 with no new notice required and is seconded by Chairman East.

All in Favor.

Correspondence

None

Adjournment

Motion is made by Chairman East, seconded by Ms. Faccone to end the meeting at 7:30p.m. All in Favor.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary