

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
December 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.

Prior to tonight's meeting, Marc Leckstein, Esq. administered the Oaths of Office to Daniel Murphy who was sworn in to fill Mr. Granata's unexpired term from 1/1/2023 – 12/31/-2026 and Mark Wilson who was sworn in as Alternate #2 with a term from December 3, 2025 – December 31, 2026.

Roll Call

Members Present: Chairman East, Mr. Anderson, Mr. Mednick, Ms. Faccone, Mr. Murphy, Mr. Wilson
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

Minutes

Ms. Faccone makes a motion to approve the minutes of November 10, 2025 and is seconded by Mr. Mednick.

All in favor by those eligible to vote.

Resolutions to be Memorialized

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%

Motion is made by Mr. Anderson and seconded by Mr. Mednick to memorize this resolution.

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

Nays: None

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

Not Eligible: Mr. Murphy, Mr. Lizanckie

New Business

ZB 19-2025

22 Turner Street

Blk 2103 Lot 7

Rear addition, rear paver patio, covered front porch, modified front walkway, second story addition, wood frame hobby shop

Katie Salnick and Michael Salnick, applicants, are sworn in by Atty. Leckstein.

Atty. Leckstein marks the following exhibits:

B-1 Denial

A-1 Architectural plans

A-2 Rendering of the home

A-3 Rendering of the building in the back

Mrs. Salnick states the home on the property is currently about 1122 sq. ft. and they wish to expand the property by building an addition and also to construct a hobby shop in the backyard.

Mrs. Salnick states that they wish to store the lawn equipment in the hobby shop as well as utilize it in the summer with their kids for crafts. Mr. Salnick also wishes to store his tools and use this space for his hobbies. There are two garage doors on this building. Mrs. Salnick states there will be no cars stored in this building, it will not ever be used as an apartment. There will be electric, but no plumbing in this building. There is no driveway that leads to this building.

Antonio Scalise, architect, is sworn in by Atty. Leckstein and accepted by the Board. Mr. Scalise states that this building is really a storage shed. The dormers are an aesthetic feature and there is no second story in this storage shed. There will be some rafters which will be used for spare lumber storage.

The applicants have agreed to a Deed restriction that the storage shed/hobby shop will not be used as a living space and will not have any plumbing installed nor will it be used as a garage.

Mr. Scalise reviews the variances requested for this 2 ½ story proposed home. The first floor addition is approximately 491 sq. feet and the second-floor addition is approximately 1303 sq. ft. The total square footage of the home would be approximately 3001 sq. ft.

Mr. Scalise confirms that the storage shed will be used to store lawn equipment, tools, wood supplies. There would be times when he would like to roll up the garage doors when building something. They might have one of the child's birthday parties in the backyard and would roll up the garage doors and put a few chairs in there. It is agreed to label this building a "workshop/storage area." There is no driveway leading to this building and there will be no cars stored in this building.

Chairman East asks if there is anyone in attendance that has any questions or comments. A member from the audience asked for a picture of the workshop/storage area shed be shown, which it was.

Motion is made to grant the application as discussed by Mr. Mednick and seconded by Ms. Faccone.

Ayes: Mr. Mednick, Ms. Faccone, Ch. East, Mr. Anderson Mr. Murphy, Mr. Wilson.

Nays: None

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

ZB 21-2025

96 Hilbert Parkway

Block 3306 Lot 6

Front yard impervious coverage is 19.4% where 14% is maximum

A-1 Plot Plan and Demolition Plan

A-2 Soil Erosion and Sediment Contour notes

A-3 Survey

A-4 Variance Plan

A-5 Architectural Plans

B-1 Denial and application

Kevin Asadi, Esq., states he is representing the applicant, Philip Dobitsch, in this matter.

One variance is requested for front yard impervious coverage where 19.4% is proposed and 14% is the maximum allowed. There is an existing home on the lot in disrepair.

Philip Dobitsch, applicant, is sworn in by Atty. Leckstein. Mr. Dobitsch states that he and his wife wish to move to this area to be near his son and his growing family. They are planning to demolish the existing house, that is not livable, and construct a new home to accommodate his family. The new house will sit on the lot better and will require only one variance, which is for front yard impervious coverage.

Anthony Ercolino, architect, is sworn in by Atty. Leckstein, and accepted by the Board. Mr. Ercolino reviews the plans for this proposed 3-bedroom home. It is slightly over 3,000 sq. ft.

David Boesch, landscape architect, is sworn in by Atty. Leckstein and accepted by the Board. Mr. Boesch reviews how the existing property looks today and how the new home site is proposed to look. The front yard setback is currently 15.3 ft increasing to 30.2 ft. to the covered porch. Front yard existing coverage is 42%. The house proper is closer to 39 ft. The side yard setback is currently 1.1 ft. and proposed to be 14.2 ft. where 7 ft. is required. The permitted building coverage is 25% and proposed is 16.08% The existing driveway is 29 ft. wide. It is being removed and being replaced by a driveway 20 ft. wide leading to a two-car garage with an additional 4 parking spaces on the driveway. Maximum impervious surface coverage is 45%, 37.8% is existing and proposed is 27.9%

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

Motion is made by Ms. Faccone to approve the application as discussed, seconded by Mr. Anderson.

Ayes: Ms. Faccone, Mr. Anderson, Chairman East, Mr. Mednick, Mr. Murphy, Mr. Wilson

Nays: None

Absent: Mr. Gilmore, Mr. Lizanckie, 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.

Atty. Leckstein swears in the Board Planner and Engineer.

Atty. Leckstein marks the following:

A1 Subdivision Plan

Atty. Edinger interrupts Atty. Leckstein stating that before he goes any further, he notes that there are 6 out of 7 members in attendance tonight, which is short of a full Board. Atty. Edinger states that he prefers a full Board, as this is a use variance.

After discussion, it is determined that this matter will be listed for Tuesday, January 6. There are two applications that are already scheduled for this reorganization hearing date.

After discussion and a short break from 7:44 p.m. – 7:49 p.m., Atty. Leckstein advises the public in attendance that there will be no new notice for the January 6 date.

Motion is made by Chairman East and seconded by Mr. Anderson to carry this matter until Tuesday, January 6, 2026 with no new notice required. All in favor.

Correspondence

None

Executive Session

Motion is made by Chairman East and seconded by Mr. Mednick to go into Executive Session to discuss personnel at 7:53 p.m. All in Favor

Motion is made by Chairman East and seconded by Mr. Mednick to go back on the record and to come out of Executive Session at 8:09 p.m. All in Favor.

Adjournment

Motion is made by Chairman East, seconded by Mr. Mednick to end the meeting at 8:12p.m. All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary