

# **REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT**

## **March 11, 2024**

### **Call to Order**

Vice-Chairman Granada called this in-person meeting to order at 7:05 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: Vice-Chair Granata, Mr. Liszanckie, Mr. Mednick, Mr. Anderson, Ms. Faccone*

*Absent: Chairman East, Mr. Gilmore*

Also present: Marc Leckstein, Board Attorney, Ed Herrman, Board Engineer, McKinley Mertz, Board Planner and Colleen Matthews, Board Secretary;

### **Resolutions to be Memorialized**

None.

### **New Business**

#### **ZB 2024-04 Von Kattengell**

38 Brentwood Road, Blk 3401 Lot 12

3 ft. side yard setback where 7 ft. is required

Atty. Leckstein states that with regard to application **ZB 2024-04 VonKattengell**, 38 Brentwood Road, there was a noticing issue on this application and the attorney for that applicant is going to re-notice. If anyone is here for that application, you will receive a new notice in the mail and it will be re-published in the Press with the date of the hearing contained therein.

#### **ZB 2024-03 76 Broad Street, LLC**

76 Broad Street, Blk 1002 Lot 4

Non-Conforming Use Variance, Site Plan

Atty. Leckstein also addresses Jennifer Krimko, Esq., attorney for **ZB 2024-03 76 Broad Street, LLC**, Non-conforming Use Variance, Site Plan, stating that there is less than a full board tonight and she has the option to postpone this hearing in the hopes of a full board. There is a brief 5 minute recess as Atty. Krimko addresses her applicant and it is decided that the applicant would like to have this matter postponed until May 13, 2024 with no new notice required. Atty Leckstein states that if there is any public in attendance for this matter, it will be heard on May 13, 2024 with no new notice or publication.

Motion is made by Mr. Liszanckie and seconded by Mr. Mednick to approve the request that this matter will be postponed until May 13, 2024 with no new notice required due to the fact that there is less than a full Board in attendance this evening. All in Favor.

**ZB 2024-01 Fortin**

2 Lake Drive, Blk 401, Lot 22

Existing One (1) ft. front yard setback where 25 ft. is required

Richard J. DiLascio, Esq. states that he is representing the applicant in this application.

Atty. Leckstein marks the following:

A-1 Board Application

A-2 Survey

A-3 Survey dated October 20, 2006

A-4 Copies of 3 photographs of the neighborhood

Atty. DiLascio states that the applicant wishes to erect a stockade fence that is a like-kind replacement of what has stood there in the same location since on or about October 20, 2006. Atty. DiLascio submits a survey, which is marked A-3, showing what was existing in 2006. The fence is one foot in from the applicant's property line but is 25 ft. in from the curb line. The ordinance calls for 25 ft. setback from the property line. The applicant is looking to re-construct the fence in the location it has been located. The site triangle is discussed and it is determined that the fence does not pose an issue.

Vice-Chair Granata asks if there is any public in attendance that wishes to ask a question or make a comment. None heard.

The Board discusses the application.

Motion is made by Ms. Faccone and seconded by Mr. Liszanckie to approve the application as discussed.

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

Nays: None

Absent: Ch. East, Mr. Gilmore

**ZB 2024-02 Quezada**

**76 South Street, Blk 902 Lot 40**

**Certificate of Non-Conformity, 15 Variances**

Mr. Ramon Quezada is sworn in by Atty. Leckstein. Mr. Quezada states that he is seeking a certificate of non-conformity for a multi-family home. Atty. Leckstein states that the request for a certificate of non-conformity is not contained in the notice and publication. Atty. Leckstein states that he will have to re-notice for , 2024 hearing date listing all of the variances as well as the certificate of non-conformity.

## **Correspondence**

**ZB 2022-05**

**Culmac Investors, Inc, 21 Walter Avenue**

**Request for Extension of Time**

Atty. Leckstein states that in 2024, the applicant obtained an approval, they then found out they had some title issues, which took a significant amount of time. Consequently, the applicant is now asking for a one-year extension of time of the resolution

The Board members along with Engineer Herrman discuss the request.

Mr. Anderson makes a motion to approve the request for a one-year extension of time and is seconded by Mr. Liszanckie.

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

Nays: None

Absent: Ch. East, Mr. Gilmore

## **Adjournment**

Motion is made to close the meeting at 7:30 p.m. p.m. by Mr. Liszanckie and seconded by Ms. Faccone  
All in Favor.

Respectfully Submitted,

Colleen Matthews  
Board Secretary