

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT

September 9, 2024

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.

Robin Larsen, has been sworn in by Atty. Leckstein as an alternate to the Zoning Board. Her unexpired term is valid until December 31, 2024.

Roll Call

Members Present: Chairman East, Vice-Chair Granata, Mr. Liszanckie, Mr. Gilmore, Mr. Anderson, Ms. Faccone, Ms. Larsen

Absent: Mr. Mednick

Also present: Marc Leckstein, Board Attorney and Colleen Matthews, Board Secretary.

Minutes

Motion is made by Mr. Liszanckie and seconded by Mr. Anderson to memorialize the July 8, 2024 and August 12, 2024 minutes by all those eligible to vote.

Resolutions to be Memorialized

ZB 2024-03 76 Broad Street, LLC,
76 Broad Street, Block 1002 Lot 4
Non-conforming use; site plan

Motion is made by Mr. Liszanckie and seconded by Mr. Anderson to memorialize this resolution.

Ayes: Mr. Liszanckie, Mr. Anderson, Ch. East, Vice-Chair Granata, Mr. Gilmore

Nays: None

Abstain: Mr. Mednick Ms. Faccone, Ms. Larsen

ZB 2024-08 Meadowbrook Realty, LLC, (Valvoline)
29 Highway 35
Blk 1001 Lot 20
Use variance; Amended Site Plan

Motion is made by Mr. Liszanckie and seconded by Vice-Chairman Granata to memorialize this resolution

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

Nays: None

Abstain: Vice-Chair Granata, Mr. Gilmore, Mr. Mednick, Ms. Larsen

New Business

ZB 2024-11 Patrick Vaccaro

17 Meadowbrook Avenue, Blk 2609 Lot 17

- **Driveway expansion side yard setback: Proposed 2 feet, required minimum 7 feet**
- **Front yard impervious coverage: existing 32%, proposed 35%, permitted maximum 13%**
- **Side paver walkway: installed distance from side yard: 4 feet, required minimum distance 7 feet**

Atty. Leckstein marks the following into evidence:

A-1 Zoning denial

A-2 Survey

Atty. Leckstein swears in Mr. Vaccaro. Mr. Vaccaro states that he has expanded his driveway so that he can fit his cars on the driveway. The driveway had been previously able to fit 1 ½ cars and his truck was not able to fit all the way into the driveway and overnight parking is not permitted. There was an apron that was repaired by fixing it with asphalt. There was also a curb cut done as he was unaware that he needed permission to do so. The side paver walkway was installed prior to his purchasing the house. The paver walkway that was next to the driveway was taken out and replaced with asphalt, thus allowing two cars to park side-by-side in the driveway. He was originally parking on the paver walkway next to the driveway. Mr. Vaccaro states there are no flooding issues on his property.

The Board members further discuss this application. Chairman East asks if there is any public that is in attendance that wishes to ask a question or make a comment. None heard.

Mr. Liszanckie makes a motion to approve this application as discussed, seconded by Vice Chair Granata.

Ayes: Mr. Liszanckie, Vice-Chair Granata, Chairman East, Mr. Gilmore, Mr. Anderson,

Ms. Faccone, Ms. Larsen

Nays: None

Absent: Mr. Mednick

ZB 2024-15 Anthony Talerico, Jr.
10 Meadowbrook Avenue, Blk 2611 Lot 9

- Existing driveway is located 3 feet from the side property line, whereas a minimum side yard setback of 7 feet is required
- Existing front yard impervious coverage is 24% which exceeds the maximum permitted coverage of 13%

Atty. Leckstein marks the following into evidence:

A-1 Denial

A-2 Survey

Atty. Leckstein swears in Anthony Talerico, Jr. Mr. Talerico states that he wishes to make his driveway legal. The existing original driveway has a 3 ft. side yard setback, where 7 ft. is required. Also, the original and existing front yard impervious coverage is 24%, which exceeds the maximum permitted coverage of 13%.

The Board members further discuss this application. Chairman East asks if there is any public that is in attendance that wishes to ask a question or make a comment. None heard

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

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

Nays: None

Abstention: Mr. Mednick, Ms. Larson

Correspondence

None

Adjournment

Motion is made by Chairman East to close the meeting at 7:20 p.m. and seconded by Mr. Anderson.
All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary