

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT

October 21, 2024

Call to Order

Chairman East called this in-person meeting to order at 7:08 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. Liszanckie, Mr. Anderson, Ms. Faccone, Ms. Larsen

Absent: Mr. Gilmore, Mr. Mednick

Also present: Marc Leckstein, Board Attorney; Colleen Matthews, Board Secretary; George Minaidis, Board Engineer; McKinley Mertz, Board Planner

Minutes

Motion is made by Mr. Liszanckie and seconded by Vice-Chair Granata to memorialize the September 9, 2024 minutes by all those eligible to vote.

Resolutions to be Memorialized

ZB 2024-11 Patrick Vaccaro

17 Meadowbrook Avenue, Blk 2609 Lot 17

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

Ayes: Ms. Faccone, Mr. Liszanckie, Ch. East, V.C. Granata, Mr. Anderson, Ms. Larsen

Nays: None

Absent: Mr. Gilmore, Mr. Mednick

ZB 2024-15 Anthony Talerico, Jr.

10 Meadowbrook Avenue, Blk 2611 Lot 9

Motion is made by Mr. Liszanckie and seconded by V.C. Granata to memorialize this resolution.

Ayes: Mr. Liszanckie, V.C. Granata, Ch. East, Mr. Anderson, Ms. Faccone

Nays: None

Abstention: Ms. Larsen

Absent: Mr. Gilmore, Mr. Mednick

New Business

ZB 2024-07 **Richard Farrah**
Willow Wellness Center
40 Broad Street, Blk 1001 Lot 8
Conditional use variance for a medical massage practice

Atty. Leckstein states that there are two absences and one member of the Board with a conflict, therefore there are five members here tonight that are eligible to vote regarding this application. Atty. Steinberg states that, after conferring with his client, they wish to come back for, hopefully, a more full board. Atty. Steinberg states that November 18, 2024 is agreeable since he will not be available for the December meeting. Atty. Leckstein states to any public in attendance to please come back on November 18, 2024 at 7:00 p.m. for this application. No new notice is required.

ZB 2024-13 **Michael J. Sweetman**
140 Broad Street
Blk 1003 Lot 6
Non-conforming garage: The existing garage was expanded without proper approvals sometime after 2019. The existing garage side yard setback is 2 ft. where 7 ft. is required.

The existing building coverage for the garage is 7% where 3% is the maximum permitted.

The existing driveway's east and west side yard setbacks are both at 2 ft. where 7 ft. are required

The proposed rear addition will increase the non-conforming nature of the dwelling. The existing dwelling has a front yard setback of 25 ft where 30 ft. is required.

Ronald Troppoli, Esq., states that he represents the applicant in this matter. Mr. Troppoli reviews that this is an existing single-family dwelling which the applicant is seeking to expand by removing an 18' x 7' section at the rear of the house, constructing an 8' x 26' two-story addition to expand the first floor kitchen, adding a powder room, and enlarging the 2nd floor master bedroom, adding a master bathroom and laundry room. Also proposed is a new 8' x 14' wood deck with stairs and a 232 sq. ft. of pavers. Also, the applicant reconstructed the existing garage without permits. The driveway is part asphalt and part gravel.

Atty. Leckstein marks the following exhibits:

- A-1 Denial
- A-2 Survey
- A-3 Variance plot plan
- A-4 Architecturals
- A-5 Colorized version of variance/plot plan

Michael Sweetman is sworn in by Atty. Leckstein and states that he is the homeowner. Mr. Sweetman states that this was his childhood home and has been in his family since the 1940's. He purchased this home two years ago. He states that the layout of the house has remained unchanged since the 1940's and an addition would help it be more livable. He states that the house needs to be updated with all new windows, siding and roof. With regard to the garage, he states that it was in a state of disrepair and he had it re-built it with the same

setbacks but enlarged it. It is currently unfinished. Mr. Sweetman is asking to finish the garage and obtain the proper permits to do so, including electrical. Also seeking to retain the patio that was installed behind the garage without permits. The parking area was expanded to enable a turn around, as it is unsafe to back out of the driveway onto Broad Street. The garage was originally a one-car garage and is now a two- car garage.

Walter Hopkin, engineer and planner, is sworn in by Atty. Leckstein. Mr. Hopkin reviews the variances requested and the site layout and, in his opinion, the positive criteria outweigh the negative criteria.

Chairman East asks if there is any public in attendance that wish to ask a question or make a comment.

Roy Eisen, 43 Byrnes, states that he is Mr. Sweetman's neighbor behind the property and has no objection to the variances requested.

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

Ayes: Mr. Anderson, Ms. Faccone, Ch. East, V.C. Granata, Mr. Liszanckie, Ms. Larsen

Nays: None

Absent: Mr. Gilmore, Mr. Mednick

Correspondence

None

Adjournment

Motion is made by Ch. East and seconded by Mr. Anderson at 7:40 p.m.
All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary