

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT

February 10, 2025

Call to Order

Vice-Chairman Granata 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: Vice-Chairman Granata, Mr. Lizanckie, Mr. Anderson, Mr. Mednick, Ms. Faccone
Absent: Chairman East, Mr. Gilmore, Ms. Larsen

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

Approval of Minutes

Minutes

Motion is made by Mr. Anderson and seconded by Lizanckie to approve January 7, 2025 minutes by all those eligible to vote.

All in Favor

Resolutions to be Memorialized

ZB 2024-16 Joseph Fontana
Paul and Knox Avenue (corner lot)
Block 3309 lot 32
Proposed new home

Atty. Leckstein states that this application has been deficient in escrow for a significant period of time and, therefore, the resolution will need to wait to be memorialized until such time as escrow is current.

New Business

ZB 2024-21 The Ridge at Suneagles, LLC
200 Lowther Drive
Block 501 Lot 1.03
d-6 height variance

Atty. Leckstein states to the applicant's attorney that there are five board members in attendance this evening. Since it is a use variance, the applicant's attorney has elected to have this application moved to the March 10., 2025 meeting with no new notice required. The applicant's attorney is advised that there are two matters that have been previously listed for the March 10, 2025 date.

ZB 2024-19 Bill Sherman/Melissa Cole
4 Eton Place
Block 2607 Lot 24
-Front yard setback of principal dwelling
-Rear yard setback
-Front yard impervious coverage on Farm Lane
-Front yard setback on Eton Place

Atty. Leckstein marks the following into evidence:

A-1 denial
A-2 survey
A-3 survey with proposed front porch shown
A-5 survey with additional drawings of proposed porch shown

Ms. Cole and Mr. Sherman are sworn in by Atty. Leckstein.

V.C. Granata asks the applicants what they are proposing. The applicants state that they now have only a front stoop for a front porch that is approximately 3' x 3. ' They wish to be able to expand the stoop to 6' x 13" so that the porch could accommodate a couple of rocking chairs so that they could sit and enjoy the outside. There is no roof or canopy proposed. The applicants understand that if they wish to build a roof or install a canopy over the porch, they will need to come back before the Board. The Board members review the drawings submitted of the proposed porch. The Board members review that the variances requested are pre-existing except for the front yard setback on Eton Place, where existing is 24.5 ft., proposed is 18.5 and a minimum of 30 ft. is required.

V.C. Granata asks if there is anyone in the public that wishes to ask a question or make a comment. None heard.

Motion is made by Ms. Faccone to approve the application, seconded by Mr. Lizanckie.

Ayes: Ms. Faccone, Mr. Lizanckie, V.C. Granata, Mr. Anderson, Mr. Mednick

Nays: None

Absent: Ch. East, Mr. Gilmore, Ms. Larsen

Correspondence

None

Adjournment

Motion is made by Mr. Lizanckie and seconded by Ms. Faccone to close the meeting at 7:12 p.m.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary