



EATONTOWN ZONING BOARD
47 Broad Street
Agenda
October 19, 2026, 2026
7:00PM

1. Flag Salute

2. Roll Call

Ch. East	Mr Anderson	Mr. Mednick
Ms. Faccone	Mr. Murphy	Mr. Lizanckie
Mr. Wilson	Ms. Larsen (alt.)	Ms. Buczny(alt. #2)

3. Approval of Minutes

September 14, 2026

4. Resolutions To Be Memorialized

ZB 2025-11 Certificate of Appropriateness

Diego Ferreira

40 Byrnes Lane Blk 1002 lot 11

ZB 2025-11 Diego Ferreira

40 Byrnes Lane Blk 1002 lot 11

Proposed subdivision; proposed new home

ZB 08-2026 Thomas Schmidt and Sandra Gordon

58 Monmouth Road Blk 2701 Lot 67

Certificate of Non-conformity/pre-existing use

Two single family dwelling structures existing on lot with one detached garage. Dwelling structures constructed in 1906 and property used as two-family use uninterrupted since that time.

5. New Business

ZB 2026-11 Drapkin, Dulce & Darren

22 Corlies Ave Blk 908 Lot 24

Proposal to replace existing front porch with a 7' x 8' portico on an existing non-conforming single family dwelling requiring the following variances:

- 1.Existing front yard setback is 27.4 ft, proposed is 23 ft. and 30 ft. is required**
- 2.Impervious coverage is 24.30%, 25.04% proposed, 13% permitted**
- 3. Driveway existing side yard setback is 3 ft, 7 ft. minimum required.**

ZB 2026-09
252 Highway 35, LLC
Blk 3701 lots 2, 3, 4, 5
Use variance and site plan
Soccer instructional youth training facility

6. Continued Business

7. Correspondence

8 Executive Session (if needed)

9. Adjournment