



**EATONTOWN ZONING BOARD
REGULAR MEETING-In person
47 Broad Street
Agenda
September 12, 2022
7:00PM**

1. Flag Salute

2. Roll Call

Mr. East	Mr. Gilmore	Ms. Faust
Mr. Liszanckie	Mr. Granata	Mr. Mednick
Mr. Anderson	Ms. Faccione	

3. Approval of Minutes August 8, 2022

4. Resolutions To Be Memorialized

ZB 2022-08 **S. Meeking & P. Corrente**
18 Tess Court
Blk 1801 Lot 31
Side yard setback; front yard impervious coverage

ZB 2022-09 **Hanan, Steve & Nadine**
9 Valley Forge Rd, Blk 4101 Lot 28
Bedroom in basement; Existing driveway setback; Proposed driveway side setback; Proposed front walkway; Existing front yard impervious coverage; Existing impervious coverage

ZB 2022-12 **Brents, Jeffrey & Kathryn**
29 Watson Place, Blk 1110 L 21
Applicant proposing to pave existing non-conforming driveway, variances as follows:

1. Impervious lot coverage existing is 50.74%, proposed is 50.74, permitted is 45%
2. Impervious front yard lot coverage existing is 34%, whereas 15% is permitted
3. Driveway side yard setback existing at closest 0', whereas 7' is required;
4. Garage side yard setback existing 3', whereas 7'; is required;
5. Garage rear yard setback existing 3', whereas 5' is required;
6. Front yard principal structure setback existing is 25', whereas 30' is required

5. Old Business None

6. New Business

ZB 2022-13 Jose SeSantana Neto
231 Wyckoff Road
Blk 2104 lot 20

-Applicant installed a new 16x16 shed without prior approvals, total accessory building coverage is 2.45% whereas 1% is permitted.

-Additionally, applicant had been previously approved for expanding a deck to 12x20, deck has now been covered without prior approval, creating a side yard setback variance, existing is 2 ft. whereas 7 ft. is required and has exceeded the maximum front yard impervious coverage, existing is 52.76% where 12% is permitted.

ZB 2022-14 Travis Jacobowitz
21 Pearce Ave
Blk 1302 Lot 29

Applicant proposes to expand existing non-conforming driveway creating the following variances:

-Existing driveway side yard setback is 3' where 7' is required

-Existing garage side yard setback is 3' where 7' is required

-Existing front yard impervious coverage is 21.27% proposed is 34.77%, whereas maximum permitted is 13%

7. Correspondence None

8. Adjournment