



**EATONTOWN ZONING BOARD
REGULAR MEETING-In person
47 Broad Street
Agenda
October 24, 2022
7:00PM**

1. Flag Salute

2. Roll Call

Mr. East
Mr. Liszanckie
Mr. Anderson

Mr. Gilmore
Mr. Granata
Ms. Faccone

Ms. Faust
Mr. Mednick

3. Approval of Minutes September 12, 2022

4. Resolutions To Be Memorialized

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

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

5. Old Business

6. New Business

ZB 2022-15 Wender Claudio DeFaria Silva
168 South St., Blk 1502 Lot 13

The following improvements have been done without the proper approvals
and require variances

Expanded driveway

Enclosed 12' x 18' rear porch

8' x 12' shed

16' X'30' wood deck with hot tub

13' x 26' concrete patio

Wood fencing

The following variances are required:

Expanded driveway, required side yard setback 7' existing at closest 3'
Front yard impervious coverage, maximum permitted 14%, existing 24.39%
Rear yard 8' x 12' shed required side yard setback 5, existing 3'

ZB 2022-16

Karen Taylor

109 Grant Avenue, Blk 1801 lot 50.01

Applicant is proposing a 878 sf two-story addition, to a non-conforming structure with the existing side-yard setback at 1.5 ft., (1.5 ft/27.5 ft/27.5ft for both) whereas 7 ft for one 20ft for both is required, creating a variance

Expansion of existing driveway front yard impervious coverage, existing 29%, proposed 30%, whereas the maximum is 15% creating a variance

Please note, to bring the impervious lot coverage into compliance the following improvements are proposed to be removed

8ft x 10 ft existing shed

5ft x 5ft shed

26ft x 12.5 ft 9ft x 10ft

Irregular shaped rear brick patio

The 10.7 ft x 12 ft deck at rear of dwelling received Board approval for the location at 1.5 ft. from side yard, being removed with the proposed addition replacing it.

ZB 2022-17

Brian and Karen Pericone

37 Rutland Place, Blk 3402 lot 32

Applicant proposes to expand existing driveway by 408 sq. ft., exceeding the front yard impervious coverage maximum, variance required.

Existing front yard impervious coverage 10%, proposed 19%, permitted 12%

ZB 2022-18

Carolyn Ging

57 Villa Place, Blk 1105 lot 35

Applicant proposes to construct a second story addition on an existing non-conforming structure, increasing the non-conformity.

Property is located in the R-10 zone, where the required minimum side yard setback for the dwelling is 7' for one, 20' for both, whereas the existing side yard setbacks are 5' for one 15' for both.

Existing driveway setback is 3' whereas 7' is required.

Existing front yard impervious coverage is 24%, whereas maximum 13%.

7. Correspondence None

8. Adjournment