



**EATONTOWN ZONING BOARD
REGULAR MEETING-In person
47 Broad Street
Agenda
December 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. Faccone	

3. Approval of Minutes November 14, 2022

4. Resolutions To Be Memorialized

ZB 2022-20 Anderson, Leon
105 Reynolds Drive, Blk 2501 Lot 38

5. Old Business

6. New Business

ZB 2022-10 George Grob
9 Lake Drive, Blk 402 lot 1
Applicant proposes to convert existing garage into living space and install a 6ft. fence in the front yard, with removal of a portion of the driveway and extension of the paver patio.
-Variance is needed for garage conversion which is not permitted as per Borough ordinance Off Street Parking 89-36A which states off-street - parking shall not thereafter be reduced in any manner.
-The proposed location of the 6 ft. fence is setback 19 ft. whereas 25 ft. is required, variance needed.
-The front yard impervious coverage with the existing driveway is 17% whereas 15% is permitted, variance needed.

ZB 2022-21 Claudia Balderama
45 Ruth Place, Blk 3311 lot 5
Applicant proposes installation of second 20' x 37' paved driveway, increasing the existing non-conforming front yard impervious coverage, existing is 18%, proposed 31% whereas maximum permitted is 14%

- ZB 2022-23 Jacob L, Broyles, Wanda T. Crist
32 Kremer, Blk 1302 lot 5
Property owner replaced existing fence and existing non-conforming driveway without approval.
- 5 sheds installed without approval, one has since been removed
8' x 15' 120 sf. shed, 0' side yard setback whereas 5' is required
5' x 8' 40 sf. shed 0' side yard setback whereas 5' is required
5' x 8' 40 sf shed 0' side yard setback whereas 5' is required
-The 4 sheds exceed maximum building coverage, existing is 2.51% whereas 2% is permitted
- Expansion of existing driveway, front yard impervious coverage existing 32.51%, maximum 13%
- Expanded driveway existing side yard setback is 0' whereas 7' is required
- ZB 2022-22 A&P Pork Store, LLC
15 Highway 35, Blk 304 lot 19
Applicant proposes to fit out location to operate a restaurant, with approximately 40 seats for patrons.
As the proposed expansion is an intensification of the non-conforming use, and deviates from the conditions through which the use variance was granted, a use variance is required for the proposed condition.

7. Correspondence None

8. Adjournment