



EATONTOWN ZONING BOARD
47 Broad Street
Agenda
March 9, 2026
7:00PM

1. Flag Salute

2. Roll Call

Ch. East Mr. Gilmore Mr. Anderson
Mr. Mednick Ms. Faccone Mr. Murphy
Mr. Lizanckie Ms. Larsen (alt.) Mr. Wilson (alt.)

3. Approval of Minutes January 6, 2026

4. Resolutions To Be Memorialized

ZB 15-2025 Tinton Villas, LLC

29-31 Tinton Avenue Blk 201 lot 13

Preliminary & Final Major Site Plan approval, conditional use permit, with “d(3)” conditional use variance relief and bulk “c” variance relief to permit construction of two two-story three-bedroom townhomes along with additional site improvements

5. New Business

ZB 20-2025 Reinaldo M. DeSousa

16 Campbell Dr., Blk 2609 Lot 4

Requesting variance relief for the purpose of demolishing the front step and landing, constructing a covered front porch step rear basement entrance, install granite block curb pavers on the driveway, make patio and walk improvements and related improvements, requesting the following variances:

1. Existing driveway 0’ setback, 7’ required
2. Front yard impervious coverage existing 28%, proposed 30%, 13% permitted
3. Front yard setback, existing 25.4’, proposed 17.5’, required 30’
4. Side yard setback, existing 7’/22’, proposed 7’/17’, minimum required 7’/20’

**ZB 02-2026 Bornhoeft, Robert & Kathleen
24 Larkspur Drive
Blk 2701 lot 21**

Propose to construct a 1,619 sq. ft. detached garage, driveway to be expanded to meet garage, requiring the following variances:

1. Side yard setback is 6' where 15' is required
2. Building coverage is 3.85%, where 2 % is permitted for the garage
3. Existing non-conforming front yard impervious coverage of 18%, where 10% is permitted.

**ZB 01-2026 Diogo Ferreira, 36 Lafetra Ave.
Blk 1005 lot 3**

Application to obtain post-construction approval of a second-floor expansion and basement walk-out stairs, to expand two bedrooms (create a full second floor). This is an expansion of a non-conforming building. The following variances are requested:

1. Minimum lot area, 7,279 sq. ft. existing, whereas 10,000 sq. ft. is required (pre-existing).
2. Minimum lot width, 50 ft. existing, whereas 75 ft. is required (pre-existing),
3. Minimum principal front yard, 29 ft. 11 in. (Lafetra) and 14 ft. 11 in. (Byrnes), whereas 30 ft. is required (pre-existing),
4. Expansion of a non-conforming building

6. Continued Business

ZB 11-2025 Diogo Ferreira 40 Byrnes Lane Blk 1002 lot 11

2 story dwelling existing; proposed subdivision to create 2 residential lots
Proposed lot 11.02, lot width 59.8' where 75' required
Proposed lot 11.01, 25.7' front setback, 30' required
Proposed lot 11.02, 1.9' side setback for existing garage where 5' is required.

7. Correspondence None

8 Executive Session

9. Adjournment