



EATONTOWN ZONING BOARD
47 Broad Street
Agenda
August 10, 2026
7:00PM

1. Flag Salute

2. Roll Call

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

3. Approval of Minutes

July 13, 2026

4. Resolutions To Be Memorialized

None

5. New Business

ZB 2026-04 1621 Pumo Real Estate, LLC

215 Broad Street

Blk 301 Lot 51

Amended Site Plan - seeks approval to utilize the east wing of the building for either the previously approved office, or for newly proposed public or private school or educational services. No site improvements are proposed.

ZB 2026-07 Sharon Brown

100 Oak Lane

Blk 107 Lot 25

Proposing to construct a 10'x13'x12' sunroom to the rear of the townhouse requiring Rear yard setback and side yard setback variances

ZB 2026-10 Nicholas & John Grigos

255 Grant Avenue

Blk 2101 Lot 3

Proposing to install a new 22' x 32' garage requiring side yard setback, building coverage variances and variance for no driveway to structure

6. Continued Business

ZB 2026-03 Zaki Mustacchi (con't from July 13, 2026)

450 Wall Street

Blk 4001 Lot 15

Demolish the existing single-family home and replace with a new 3 story home, swimming pool with multiple variances

7. Correspondence

None

8 Executive Session (if needed)

9. Adjournment