



EATONTOWN ZONING BOARD
47 Broad Street
Agenda
September 14, 2026
7:00PM

1. Flag Salute

2. Roll Call

Ch. East	Mr Anderson	Mr. Mednick
Ms. Faccone	Mr. Murphy	Mr. Lizanckie
Mr. Wilson	Ms. Larsen (alt.)	Ms. Buczny(alt. #2)

3. Approval of Minutes

August 10, 2026

4. Resolutions To Be Memorialized

ZB 2026-04 1621 Pumo Real Estate, LLC

215 Broad Street
Blk 301 Lot 51

ZB 2026-07 Sharon Brown

100 Oak Lane
Blk 107 Lot 25

ZB 2026-10 Nicholas & John Grigos

255 Grant Avenue
Blk 2101 Lot 3

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

450 Wall Street
Blk 4001 Lot 15

5. New Business

ZB 08-2026 Thomas Schmidt and Sandra Gordon

58 Monmouth Road Blk 2701 Lot 67

Certificate of Non-conformity/pre-existing use

Two single family dwelling structures existing on lot with one detached garage. Dwelling structures constructed in 1906 and property used as two-family use uninterrupted since that time.

6. Continued Business

ZB 11-2025 Diego 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

Letter from Frank A. Prestor, President, ACI Medical & Dental School dated August 14, 2026 to student body asking them to drive slowly, come to a complete stop at all stop signs, etc.

8 Executive Session (if needed)

9. Adjournment