



EATONTOWN ZONING BOARD
Regular Meeting
47 Broad Street
Agenda
April 14, 2025
7:00PM

1. Flag Salute

2. Roll Call

Ch. East V.C. Granata Mr. Lizanckie
Mr. Gilmore Mr. Anderson Mr. Mednick
Ms. Faccone Ms. Larsen (Alt.)

3. Approval of Minutes

March 10, 2025

4. Resolutions To Be Memorialized

ZB 2024-16 Joseph Fontana
Paul and Knox Avenue
Block 3309 Lot 32

5. Old Business

None

6. New Business

ZB 2025-02 Nancy Marrow

One Surrey Lane
Blk 3304 Lot 36

The applicant has proposed 2 additions, deck, patio and driveway.

- The proposed 361 sq. ft. rear addition has a rear yard setback of 18' where 40' is required;
- The proposed 1,857' side/year yard setback of 26 ft. where 40' is required;
- The proposed rear yard deck and patio have setbacks of 18' where 40' is required;
- The proposed 1916 sq. ft. driveway and walkways exceed the maximum permitted front yard impervious coverage of 12%. The proposed improvements would result in a total front yard impervious coverage of 15.30% exceeding the maximum permitted

ZB 2025-05 Mike & Merissa Buczny

63 Reynolds Drive

Block 2501 lot 25

Applicant proposes the installation of a 14' x 30' inground pool with a 1,281 sq. ft. paver surround.

-The subject property is a corner lot, which designates the proposed pool location as being within the front yard setback. The minimum front yard setback is 50' where the proposed pool patio is set back 9.32 ft.

-Maximum fence height is 2.5 ft and applicant proposes a 6 ft (replacement) and 4 ft. (pool code compliant) fence

7. Correspondence

None

8. Adjournment