



EATONTOWN ZONING BOARD
Regular Meeting
47 Broad Street
Agenda
July 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

June 9, 2025

4. Resolutions To Be Memorialized

- ZB 07-2025 Angel Rodriguez**
96 Lewis Street, Blk 902 lot 6
- ZB 08-2025 Richard Hearon & Lindsey Devlin**
187 Broad Street Blk 302 Lot 16.01
- ZB 10-2025 Douglas Rossback**
17 Campbell Drive Blk 2607 Lot 14

- ZB 02-2024 Ramon Quezada**
76 South Street Block 902 Lot 40
(This resolution carried from June 9, 2025 due to outstanding updated plans.
Updated plans received 7/9/2025)

5. Old Business

None

6. New Business

ZB 12-2025 **Tanner Shea**

234 Grant Avenue, Block 1903 Lot 5

Applicant proposes to expand existing non-conforming driveway by 176 sf. Requiring a variance for existing driveway side yard setback is 5 ft. at closest, proposed no change, required 12.5 ft.

ZB 13-2025 **Estate of Angela Venezia**

Certificate of Non-Conformity

18 Maple Avenue, Blk 55 Lot 38

Applicant proposes to maintain two separate dwelling structures; a primary residence and a detached secondary structure, both of which appear on a survey dated from the 1950's.

ZB 09-2025 **Eatontown Chicken, LLC.**

25 Route 35, Block 1002 lot 21

Preliminary and Final site plan with variances including drive-thru for proposed Popeye's Chicken fast food restaurant

7. Correspondence

None

8. Adjournment