



EATONTOWN ZONING BOARD
Regular Meeting
47 Broad Street
Agenda
October 20, 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

September 8, 2025

4. Resolutions To Be Memorialized

None

5. Old Business

None

6. New Business

ZB 14-2025 SBP Group, LLC, Keith Salnick, Managing Member

58 Tinton Avenue

Block 401 Lot 20

Certificate of Non-Conformity for Two-Family Dwelling

ZB 2025-16 James Frangella

45 Throckmorton Ave

Block 301 Lot 17

Construction of a new front porch to an existing non-conforming single-family dwelling in the B-1 zone requiring a variance for a minimum front yard setback of 20 ft. where 10.8 is existing and 4.6 ft proposed. Applicant is also applying for a Certificate of Non-Conformity because the subject property contains a non-conforming use and structure.

ZB 17-2023 Robert and Melissa Garra

33 Carmel Way

Block 2402 lot 2

Proposed construction of a 517 sq. ft. one-story addition and an 86 sq. ft. second-story addition and a covered front patio, on an existing non-conforming dwelling situated on an existing non-conforming corner lot requiring the following variances: 1) Expansion of a non-conforming structure; 2) Existing front yard setback along Malibu Dr. is 50.4', proposed is 34.9', whereas 75' is required; 3) Existing front yard setback along Carmel Way is 39.6', proposed is 35.6', whereas 75' is required

7. Correspondence

None

8. Adjournment