



EATONTOWN ZONING BOARD
Regular Meeting
47 Broad Street
Agenda
November 10, 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

October 20, 2025

4. Resolutions To Be Memorialized

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

58 Tinton Avenue
Block 401 Lot 20

ZB 2025-16 James Frangella

45 Throckmorton Ave
Block 301 Lot 17

ZB 17-2023 Robert and Melissa Garra

33 Carmel Way
Block 2402 lot 2

5. Old Business

None

6. New Business

ZB 18-2025 Richard Farrah

366 Meadowbrook Ave Blk 2601 lot 12

- Front porch addition existing front yard setback 25', proposed 16.8', required 30 ft
- Building coverage, existing 22.4%, proposed 31.3 %, 25% permitted
- Impervious coverage, existing 33%, proposed 53.65%, proposed 42.2 %, maximum allowed 48%
- front yard impervious overage, existing 20.5%, proposed 42.2%, maximum allowed 13%

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.

ZB 15-2025 Tinton Villas, LLC

29-31 Tinton Avenue Blk 201 lot 13

Preliminary & Final Major Site Plan approval, conditional use permit, with "d(3)"
conditional use variance relief and bulk "c" variance relief to permit construction of two two-story three-bedroom townhomes along with additional site improvements

7. Correspondence

None

8. Adjournment