



EATONTOWN ZONING BOARD
Regular Meeting
47 Broad Street
Agenda
December 8, 2025
7:00PM

1. Flag Salute

2. Swearing in of new member Daniel Murphy

3. Roll Call

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

4. Approval of Minutes

November 10, 2025

5. Resolutions To Be Memorialized

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%

6. Old Business

None

7. New Business

ZB 19-2025

22 TurnerStreet

Blk 2103 Lot 7

Rear addition, rear paver patio, covered front porch, modified front walkway, second story addition, wood frame hobby shop

ZB 21-2025

96 Hilbert Parkway

Block 3306 Lot 6

Front yard impervious coverage is 19.4% where 14% is maximum

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.

8. Correspondence

None

9. Adjournment