



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
September 9, 2024

1. Flag Salute

2. Roll Call

Mr. East	Mr. Gilmore	Mr. Anderson
Mr. Liszanckie	Mr. Granata	Mr. Mednick
Ms Faccone		

3. Approval of Minutes July 8, 2024; August 12, 2024

4. Resolutions To Be Memorialized:

ZB 2024-03 76 Broad Street, LLC
76 Broad Street
Block 1002 lot 4
Non-conforming use; site plan

ZB 2024-08 Meadowbrook Realty, LLC. (Valvoline)
29 Highway 35
Blk 1001 Lot 20
Use variance; Amended Site Plan

5. Old Business

6. New Business

ZB 2024-11 Patrick Vaccaro
17 Meadowbrook Avenue, Blk 2609 Lot 17

- **Driveway expansion side yard setback: Proposed 2 feet, required minimum 7 feet**
- **Front yard impervious coverage: existing 32%, proposed 35%, permitted maximum 13%**
- **Side paver walkway: installed distance from side yard: 4 feet, required minimum distance 7 feet**

ZB 2024-15 Anthony Talerico

10 Meadowbrook Avenue, Blk 2611 Lot 9

- Existing driveway is located 3 feet from the side property line, whereas a minimum side yard setback of 7 feet is required
- Existing front yard impervious coverage is 24% which exceeds the maximum permitted coverage of 13%

7. Correspondence

8. Adjournment