



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
October 21, 2024, 2024

1. Flag Salute

2. Roll Call

Mr. East
Mr. Liszanckie
Ms Faccone

Mr. Gilmore Mr. Anderson
Mr. Granata Mr. Mednick

3. Approval of Minutes September 9, 2024

4. Resolutions To Be Memorialized:

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%

5. Old Business

6. New Business

ZB 2024-07 Richard Farrah
Willow Wellness Center
40 Broad Street, Blk 1001 Lot 8
Conditional use variance for a medical massage practice

**ZB 2024-13 Michael J. Sweetman
140 Broad Street
Blk 1003 Lot 6
Four variances**

Non-conforming garage: The existing garage was expanded without proper approvals sometime after 2019. The existing garage side yard setback is 2 ft. where 7 ft. is required.

The existing building coverage for the garage is 7% where 3% is the maximum permitted.

The existing driveway's east and west side yard setbacks are both at 2 ft. where 7 ft. are required

The proposed rear addition will increase the non-conforming nature of the dwelling. The existing dwelling has a front yard setback of 25 ft where 30 ft. is required.

7. Correspondence

8. Adjournment