



EATONTOWN ZONING BOARD
REGULAR MEETING
Agenda
November 18, 2024

1. Flag Salute

2. Roll Call

Mr. East
Mr. Liszanckie
Ms Faccone

Mr. Gilmore Mr. Anderson
Mr. Granata Mr. Mednick
Ms. Robin Larsen

3. Approval of Minutes October 21, 2024

4. Resolutions To Be Memorialized:

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

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 2024-16 Joseph Fontana
Paul and Knox Avenue (Corner Lot)
Block 3309 Lot 32
Proposed new home

- **Min. front yard setback proposed on Paul Ave is 24.24 ft. where 30 ft. is required**
- **Min. front yard setback proposed on Knox Ave is 18 ft. where 30 ft. is required**
- **Min. rear yard setback proposed is 23.28 ft. where 30 ft is required**
- **Max. front yard impervious coverage proposed is 24.1% where 15% is required**

7. Correspondence

8. Adjournment