



**EATONTOWN ZONING BOARD
REGULAR MEETING**

Agenda

December 9, 2024 7:00 p.m.

1. Flag Salute

2. Roll Call

Mr. East
Mr. Liszanckie
Ms Faccone

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

3. Approval of Minutes November 18, 2024

4. Resolutions To Be Memorialized:

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

**ZB 2024-10 Sligo Bay
29 Main Street
Block 304 Lot 1
Certificate of Non-Conformity**

5. Old Business

6. New Business

**ZB 2024-20 Anderson, Leon & Yan
105 Reynolds
Blk 2501 Lot 38
Rear yard setback proposed is 24' where 40.7' is required**

**ZB 2024-14 18 Judy Road
Block 3001 Lot 42
-Driveway expansion without permits introduced new variances:**

-Maximum front yard impervious coverage is 12% where 27% exists considering the pre-existing impervious layout; 33% with the current driveway layout
-Side yard setback of 5 ft is required for the existing shed where 2.7 ft currently exists

ZB 2024-18

5 Iris Street

Block 4101 Lot 41

-D-1 Use variance for sports court

-Impervious coverage existing is 13.60%; proposed is 37.13% and permitted is 36%

-Front yard impervious coverage existing is 18.40%; proposed is 39.07%; and permitted is 12%

7. Correspondence

8. Adjournment