EATONTOWN ZONING BOARD
47 Broad Street
Agenda
November 9, 2026, 2026
7:00PM

1. Flag Salute

2. Roll Call

Ch. East	Mr Anderson	Mr. Mednick
Ms. Faccone	Mr. Murphy	Mr. Lizanckie
Mr. Wilson	Ms. Larsen (alt.)	Ms. Buczny(alt. #2)

3. Approval of Minutes October 19, 2026

4. Resolutions To Be Memorialized

ZB 2026-11 Drapkin, Dulce & Darren
22 Corlies Ave Blk 908 Lot 24
Proposal to replace existing front porch with a 7' x 8' portico on an existing non-conforming single family dwelling requiring the following variances:
1.Existing front yard setback is 27.4 ft, proposed is 23 ft. and 30 ft. is required
2.Impervious coverage is 24.30%, 25.04% proposed, 13% permitted
3. Driveway existing side yard setback is 3 ft, 7 ft. minimum required.

ZB 2026-09
252 Highway 35, LLC
Blk 3701 lots 2, 3, 4, 5
Use variance and site plan
Soccer instructional youth training facility

5. New Business

ZB 2026-19 MNR Group
10 Ash Court
Blk 4101 Lot 42
Appeal of zoning officer with variance
Cabana of 525 sq. ft. where 215 sq. ft. is permitted

ZB 2026-02 Bornhoeft, Robert & Kathleen
24 Larkspur Drive
Blk 2701 Lot 21
Proposal to construct 1728 sq. ft. detached garage
Building coverage is 4.11% where 2% is permitted
Existing non-conforming front yard impervious coverage of approximately 18% where a maximum of 10% is permitted

ZB 2026-12 Heckendorf, Lauren & Philip
39 Pearce Ave
Blk 1302 Lot 38
Proposing construction of a 12' x 21' one-story addition over the existing patio are, together with new stairs and a patio. The proposed requires variance relief for the following reasons:
The existing dwelling is a non-conforming structure and non-conforming structures should not be enlarged.
Lot area is less than the minimum required, existing is 8,447 sf where 10,000 sf required;
Lot width is less than the minimum required, existing 62', whereas 75' is required;
One existing front yard setback measures approximately 5.5 ft. whereas a minimum setback of 30 ft is required;
Existing front yard impervious coverage along the addressed frontage is approximately 26%, whereas a maximum of 13% is permitted.
The existing 7' x 7' vinyl shed is located 2.2' from the rear yard and 1.6' from the side yard, whereas 5' is required for rear and side yards

ZB 2026-14 1621 Pumo Real Estate
215 Broad Street
Block 301 Lot 51
Use variance medical office use

6. Continued Business

7. Correspondence

8 Executive Session (if needed)

9. Adjournment