



**EATONTOWN ZONING BOARD
RE-ORGANIZATION and REGULAR MEETING
Agenda
January 6, 2026
7:00PM**

1. Flag Salute	Swearing in of Re-Appointed members and any new members		
2. Roll Call	Mr. East	Mr. Gilmore	Mr. Mednick
	Mr. Liszanzkie	Mr. Anderson	Ms Faccione
	Mr. Murphy	Mr. Wilson	
3. Executive Session			
4. Re-Organization	Election of Chairman Election of Vice-Chairman Appointment of Legal Counsel Appointment of Board Engineer Appointment of Board Planner Confirmation of Board Secretary		
5. Approval of Minutes	December 8, 2025		
6. Resolutions To Be Memorialized	<p>ZB 2025-19 Michael Salnick 22 Turner Street, Blk 2103 Lot 7 Rear addition, rear paver patio, covered front porch, modified front walkway, second story addition, wood frame hobby shop</p> <p>ZB 2025-21 Philip Dobitsch 94 Hilbert Parkway, Blk 3306 lot 6 Front yard impervious coverage</p>		
7. Old Business	None		

8. New Business

Designation of Official Newspapers Resolution
Zoning Board Attorney Resolution
Zoning Board Engineer Resolution
Zoning Board Planner Resolution
Board Secretary Resolution
2026 Meeting Dates Resolution

ZB 15-2025 Tinton Villas, LLC**29-31 Tinton Avenue Blk 201 lot 13**

Preliminary & Final Major Site Plan approval, conditional use permit, with “d(3)” conditional use variance relief and bulk “c” variance relief to permit construction of two two-story three-bedroom townhomes along with additional site improvements

ZB 11-2025 Diego Ferreira 40 Byrnes Lane Blk 1002 lot 11

2 story dwelling existing; proposed subdivision to create 2 residential lots
Proposed lot 11.02, lot width 59.8' where 75' required
Proposed lot 11.01, 25.7' front setback, 30' required
Proposed lot 11.02, 1.9' side setback for existing garage where 5' is required.

8. Correspondence

None

9. Adjournment