



**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. Liszanckie Mr. Anderson Ms Faccone
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**

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

ZB 2025-21 Philip Dobitsch
94 Hilbert Parkway, Blk 3306 lot 6
Front yard impervious coverage
- 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