

**Township of Ocean
Planning Board**



**Regular Meeting Agenda
Monday October 27, 2025**

Caucus Session: TIME: 6:30 P.M. PLACE: Second Floor Conference Room
Municipal Building Deal and Monmouth Roads, Oakhurst

Regular Meeting: TIME: 7:00 P.M. PLACE: Public Meeting Room, Municipal Building
Deal and Monmouth Roads, Oakhurst

Roll Call: Chairman Edward DiFiglia, Vice-Chairman Michael Palutis, Councilwoman Gitta Kaplan,
Jemal Beale, Robert Goslin, Eric Menell, Julia Valente, David Bodnovich, and Jack Mamiye

Also present: Attorney Marc Leckstein, Board Planner Higgins, Board Engineer Matlack,
Colleen Mayer, Planning Administrator and Nicole Acri, Board Secretary

SALUTE TO FLAG

CHAIR'S STATEMENT: The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press and the Coaster, and filed in the Office of the Township Clerk.

EMERGENCY NOTICE: There is an emergency through the courtroom doors and two exits at the rear of the room.

NO SMOKING

BOARD POLICY: No new cases will be started after 10:00 P.M. and no new testimony taken after 10:30 P.M. In addition, the applicant will be limited to forty-five (45) minutes of testimony.

NOTICE: All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Channel, Channel 77 on Verizon FIOS and Channel 1300 on Cablevision.

All cell phones must be turned off, or if you need to make a call, please make you call outside the meeting room.

CORRESPONDENCE: An application for letter of interpretation-Presence/Absence has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for 1211 and 1213 West Park Avenue Block 1.22 Lots 33 and 34 in the Township of Ocean Monmouth County New Jersey.

RESOLUTION MEMORIALIZATION:

BC Brielle, LLC 3501 Brielle Avenue Block 183 Lot 7 in the I-1 Zone for extension of time.

NEW CASES: None

PRESENTATION: CME will present a redevelopment investigation report for the property designated as Block 1.22 Lots 33 and 34 on the Township's tax map and commonly known as **1213 West Park Avenue** as to whether all or a portion of the area hereinafter described meets the criteria for an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and should be designated as such.

Executive Session – If necessary

Miscellaneous:

Adjournment