



**CAUCUS**

**SESSION:** TIME: 6.30pm PLACE: Second Floor Conference Room  
Municipal Building  
Deal and Monmouth Roads  
Oakhurst

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**MEETING** TIME: 7:00pm PLACE: Public Meeting Room  
Municipal Building  
Deal and Monmouth Road  
Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Jeffery Weinstein, Vice Chairman Edward DiFiglia,  
Councilwoman Gitta Kaplan, Mr. Menell, Mr. Ades,  
Mr. Mamiye, Mr. Palutis, Mr. Duthie, Mr. Beale, Mr. Bodnovich,  
Ms. Surmonte

**OTHERS PRESENT:** Attorney Leckstein, Board Planner Higgins, Board Engineer  
Matlack, Planning Administrator, Mrs. Mayer, Planning Board  
Secretary, Claire Vilanova

**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 exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 10:30 P.M. and no new testimony taken after 11:00 P.M.

**NOTICE:**

All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Channel, Channel 22 on Verizon FIOS and Channel 77 on Cablevision. All cell phones must be turned off, or if you need to make a call, please make your call outside the meeting room.

**MINOR SITE PLAN SUBCOMMITTEE APPLICATION;**

Hollywood Golf Club, Block 40 Lots 1, 2, 34, 82, 83, 84, 88, 100 and 111, 510 Roseld Ave., Ocean, 07712, Zone R-1. **Attorney:** Jennifer Krimko, Esquire  
Applicant seeks approval from the Minor Site Plan Subcommittee to demolish approximately 800 square feet of area from the existing clubhouse and to construct new 1-story additions totaling 3,686 square feet to clubhouse.

**CORRESPONDENCE:** 720 Corlies Avenue, Block 76.01, Lot 2, Block 30, Lots 13, 14, 15, 16 & 17  
NJDEP Application for Flood Hazard Area Verification

**MINUTES FOR APPROVAL:** August 26, 2024, September 23, 2024

**CONTINUED CASE:**

3200 Sunset Commons LLC, Block 137 Lot 23, 3200 Sunset Avenue, Ocean, 07712, Zone C-3.  
**Attorney:** Jennifer Krimko, Esquire

**NEW CASE:**

Maureen Cliff, Trustee, Block 5.02 Lot 27, 465 West Park Avenue, Oakhurst, 07755, Zone R-4.  
**Attorney:** Richard Brodsky, Esquire  
Applicant seeks minor subdivision approval to subdivide the existing single-family residential lot (currently vacant lane) into two (2) single-family residential lots.

Executive Session – if necessary

Miscellaneous –

Adjournment -