



**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 Jeffrey Weinstein, Vice Chairman Edward DiFiglia,  
Councilwoman Gitta Kaplan, Mr. Menell, Mr. Ades,  
Mr. Mamiye, Mr. Palutis, Mr. Beale, Mr. Bodnovich,  
Ms. Surmonte

**OTHERS PRESENT:** Attorney Marc Leckstein, Board Planner James Higgins, Board  
Engineer Bennett Matlack, Planning Administrator, Colleen 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.



**MINUTES FOR APPROVAL:**

December 16, 2024

**CORRESPONDENCE:**

Multi-Permit Application for: Freshwater Wetland General Permits 1, 12 & 21; Coastal General Permits 19 & 23, Coastal Wetlands Permit, Waterfront Development Permit Individual Permit (in-water), Flood Hazard Area Individual Permit, Water Quality Certificate – Jersey Central Power and Light Company (JCP&L), Vegetative Maintenance, Utility Infrastructure Maintenance, Repair and Replacement Activities

**RESOLUTION MEMORIALIZATION:**

Minor Subdivision

1601 Holbrook, LLC, Block 33.39 Lot 1, 1641 Holbrook Street, Oakhurst, 07755

**REVIEW OF PROPOSED ORDINANCE #2492** – An Ordinance Amending and Supplementing Chapter 21 – The Comprehensive Land Development Ordinance of the Township of Ocean – Section 21-9A – Affordable Housing Development Fees, 21-91.A4. – Residential Development Fees

**RESOLUTION OF THE TOWNSHIP COUNCIL** authorizing the Planning Board to undertake a Preliminary Investigation to determine if certain property located on Route 35 identified as Block 34, Lot 11 on the Tax Map constitutes an area in need of redevelopment with powers of eminent domain pursuant to the local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq.

Executive Session – if necessary

Miscellaneous –

Adjournment -