

**Township of Ocean  
Planning Board**



**Regular Meeting Agenda  
March 25, 2024**

**CAUCUS SESSION:**           TIME:   7:15 P.M.  
                                  PLACE: Second Floor Conference Room  
  Municipal Building  
  Deal and Monmouth Roads, Oakhurst

**Special Meeting:**           TIME:   7:30 P.M.  
                                  PLACE: Public Meeting Room, Municipal Building  
  Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Jeffrey Weinstein, Vice Chair Edward DiFiglia, John Duthie, David Fisher, Eric Menell, Jemal Beale, David Bodnovich, Jack Ades, and Jack Mamiye;  
Attorney Marc Leckstein, Board Planner Higgins, Board Engineer Matlack and Colleen Mayer, Planning Administrator.

**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 on July 21, 2023.

**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 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 you call outside the meeting room.

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**Minutes:** January 23, 2023  
February 27, 2023  
March 27, 2023  
April 24, 2023  
June 26, 2023

February 26, 2024

**RESOLUTION MEMORIALIZATION:**

**402 Sherman Avenue LLC, 402 Sherman Avenue and 401 Grant Avenue,  
Block 24 Lots 4 and 5 in the R-2 Zone. (Approval)**

**CORRESPONDENCE:**

Application submitted by: US Home Corp. D/B/A Lennar, Block 33, Lot 19.03  
A Freshwater Wetlands Statewide general permit No. 11 and Flood Hazard IP  
modification will be submitted to the NJDEP, Division of Land Resource  
Protection. The stormwater management system has been modified to convert an  
approved bioretention basin with infiltration into an extended detention basin.

**NEW CASES:**

None at this time.

**Executive Session – If necessary**

**Miscellaneous**

**Adjournment**