

**Township of Ocean  
Planning Board**



**Regular Meeting Agenda  
Monday May 19, 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, Jack Ades, 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 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.

**RESOLUTION MEMORIALIZATION:** None

**NEW CASES:** None

Resolution of the Township Council authorizing the Planning Board to undertake a study area to determine if certain property known as Township of Ocean Municipal Complex identified as Block 25 Lot 2 (the Study Area) on the Tax Map to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, and should be designated as an area in need of redevelopment without the powers of eminent domain.

Topology, LLC will present a redevelopment investigation report for the property designated as **Block 34 Lot 11** on the Township's tax map and commonly known as **1610 Highway 35 Ocean Township** 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**