



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

Chairman Weinstein read the Notice requirements.

Chairman Weinstein stated Member John Duthie is no longer on the Board. He wanted to Congratulate John on his appointment to the New Jersey Sports and Exposition Authority Board of Commissioners. He wanted to thank him for his 10 years on the Board and the contributions he has made.

**ROLL CALL:**

**MEMBERS PRESENT:** David Bodnovich, Jack Mamiye, Jemal Beale, Councilwoman Gitta Kaplan, Vicechair Edward DiFiglia, Chairman Jeffrey Weinstein

**MEMBERS ABSENT:** Julia Surmonte, Jack Ades, Eric Menell, Michael Palutis

**OTHERS PRESENT:** Board Attorney - Marc Leckstein, Esquire, Planning Board Secretary, Claire Vilanova

A motion was made by Chairman Weinstein to approve the Minutes from the October 28, 2024, Planning Board hearing and was seconded by Vicechair DiFiglia. All were in favor.

Chairman Weinstein announced the review of Proposed Ordinance #2486, and Ordinance amending Chapter 21 of the Comprehensive Land Development, section 21-39A – CBO Cannabis Business Overlay zone, was voted on by the Council. Attorney Leckstein clarified this is a consistency review justifying it is consistent with the Master Plan. Member Mamiye motioned this conforms to the Master Plan, and Vicechair DiFiglia seconded. Roll Call: Bodnovich, Mamiye, Beale, Councilwoman Kaplan, Vicechair DiFiglia, Chairman Weinstein. No one opposed.

Attorney Leckstein stated since all Members were present at last meeting, they could be voted on altogether, and the following Resolutions were voted on for Memorialization:



Minor Site Plan Approval

Hollywood Golf Club, Block 40 Lots 1, 2, 34, 82, 83, 84, 88, 100 and 111,  
510 Roseld Ave., Ocean, 07712

Preliminary & Final Site Plan Approval

3200 Sunset Commons LLC, Block 137 Lot 23  
3200 Sunset Avenue, Ocean, 07712

Minor Subdivision

Maureen Cliff, Trustee, Block 5.02, Lot 27  
465 West Park Avenue, Oakhurst, 07755

Vicechair DiFiglia stated we would need to split the vote as Chairman Weinstein had to recuse himself from one of the applications. Attorney Leckstein agreed and stated they should be separate motions; however, the Hollywood Golf Club could go first, and the other two could go together.

A motion was made by Vicechair DiFiglia to Memorialize the Hollywood Golf Club, and Councilwoman Kaplan seconded. Roll Call: Mamiye, Councilwoman Kaplan, Vicechair DiFiglia.

Chairman Weinstein made a motion for the other 2 Resolutions, 3200 Sunset Avenue and 465 West Park Avenue, and Councilwoman Kaplan seconded. Roll Call: Mamiye, Councilwoman Kaplan, Vicechair DiFiglia, Chairman Weinstein.

Chairman Weinstein asked if any members of the Public had any comments, and none were offered. He also asked the Board Members if they had any comments, and none were offered. As a result, Chairman Weinstein asked for a motion to adjourn, and Member Mamiye offered and Vicechair DiFiglia seconded. Prior to taking roll, Chairman Weinstein wanted to say Happy Thanksgiving to all. All were in favor to adjourn, and the meeting ended at 7:08 pm.

Respectfully submitted,

Claire Vilanova  
Planning Board Secretary