

**Township of Ocean
Planning Board**



**Regular Meeting Agenda
Monday, November 24, 2025
Amended**

Caucus Session: TIME: 6:00PM

PLACE: Second Floor Conference Room
Municipal Building, Deal & Monmouth Roads, Oakhurst

Regular Meeting: TIME: 6:30PM

PLACE: Public Meeting Room, Municipal Bldg
Deal & Monmouth Roads, Oakhurst

Roll Call: Chairman Edward DiFiglia, Vice-Chairman Michael Palutis, Councilwoman Gitta Kaplan, Jemal Beale, Robert Goslin, Eric Menell, Julia Valente, David Bodnovich, Jack Mamiye

Also Present: Attorney Marc Leckstein, Board Planner James Higgins, Board Engineer Bennett Matlack
Colleen Mayer, Planning Administrator and Nicole Aciri, 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 exit through the courtroom doors and two exits at the rear of the room

NO SMOKING OR VAPING

BOARD POLICY: No new cases will be started after 10PM and no new testimony taken after 10:30PM. 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 77 on Verizon FiOS and Channel 77 on Cablevision

All cell phones must be turned off, or if you need to make a call, please do so outside of the meeting room

RESOLUTION MEMORIALIZATION

BC Brielle, LLC 3501 Sunset Avenue Block 183 Lot 7 in the I-1 Zone for extension of time

ADMINISTRATIVE REQUEST

210 Chatham Avenue, LLC: 210 Chatham Avenue Block 25.13 Lot 11.01 is seeking administrative approval for changes made to plans approved by the Planning Board in 2023. Two (2) bedrooms and two (2) bathrooms in the basement are being proposed, as well as a larger egress window well in a different location

210 Chatham Avenue, LLC: 206 Chatham Avenue Block 25.13 Lot 11.01 is seeking administrative approval for changes made to plans approved by the Planning Board in 2023. Two (2) bedrooms and two (2) bathrooms in the basement, a larger egress window well in a different location, and a building height of 32'10" are being proposed

NEW CASES: None

PRESENTATION: CME Associates will present a redevelopment investigation report for the property designated as Block 1.22 Lot(s) 33 and 34 on the Township's Tax Map and commonly known as **1211-1213 West Park Avenue** 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: Proposed Stormwater Management plan, which is being considered as an Amendment to the Township's Master Plan

Adjournment