



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

JULY 8, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
7. **Approval of Minutes**
8. **Resolutions**
9. **Old Business**
10. **New Business**
 - 10.1. Public Hearing - Monmouth County Municipal Open Space Grant Program
 - 10.2. PB2024-06 Netflix Phase 1A
Avenue of the Memories
Amending previously approved Site Plan
 - 10.3. PB2025-02 Ralph Mocchi
Block 72, Lopt 4.04
6 Blue Point Cove Road
Proposed use and bulk variance approval for an addition to add housekeeping quarters
11. **Petitions from the Public**
12. **Adjournment**