



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

SEPTEMBER 9, 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**
 - 6.1. Oath of Office
 - Dave Gruskos - Class IV Member
 - Lou Padula - Alternate I Member
 - Edward Verdi - Alternate II Member
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-16 Resolution of Approval, Netflix Phase 1A - Amendment
 - 8.2. PR-25-17 Resolution of Approval - Extension request, Keith Salnick, 60 Shore Road
 - 8.3. PR-25-18 Resolution of Approval, Shane Carroll, 44 Ithaca Avenue
9. **Old Business**
10. **New Business**
 - 10.1. Paul Gleitz - Capital Review for Monmouth County Park System
Wolf Hill Recreation Area First Tee Golf Course
 - 10.2. Public Hearing - Non-Condemnation Area in Need of Redevelopment Study
Potential Resolution # PR-25-19 regarding area in need redevelopment study
 - 10.3. PB2025-07 Nadlan, LLC
Block 138, Lot 16
108 Main Street
Proposed use variance approval to permit use of a photography studio on the property, studio for dance, art, music and general business and professional offices.

10.4. PB2025-08 Rafless and Celi Zarate
Block 110, Lot 10
59 Main Street
Proposed Redevelopment of Lot with Two-Family Residential Dwelling

11. **Petitions from the Public**

12. **Adjournment**