



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

NOVEMBER 12, 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**
 - 8.1. PR-25-23 Resolution of Approval, Ronald Menold, 147 Comanche Drive
 - 8.2. PR-25-24 Resolution of Approval, Robert Stutz, 42 Burntmill Circle
9. **Old Business**
 - 9.1. PB2025-08 Rafless and Celi Zarate
Block 110, Lot 10
59 Main Street
Proposed Redevelopment of Lot with Two-Family Residential Dwelling
Application carried from the September 9th meeting
10. **New Business**
 - 10.1. PB2025-12 Netflix, Phase 2A
Block 105, Lot 1.01
Application for Major Site Plan of Phase 2A. The subject property is known as Zone 6 of the Mega Parcel. All existing structures are to be razed except for five buildings (buildings 277,482,279, 280 & 281). Applicant proposes the adaptive reuse of the five structures for storage and warehouse purposes. Site improvements include repaving of existing parking lots, access drives, site lighting, security wall, installation of stormwater collection system, and landscaping.
11. **Petitions from the Public**
12. **Adjournment**

