



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

DECEMBER 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**
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-26 Resolution setting the date for the annual Reorganization Meeting for 2026
 - 8.2. PR-25-27 Resolution of Approval, Extension request, Keith Salnick, 60 Shore Road
9. **Old Business**
 - 9.1. PB2025-02 Ralph Mocci — applicant is requesting to be carried to the January 13, 2026 meeting
Block 72, Lot 4.04
6 Blue Point Cove Road
Proposed use and bulk variance approval for an addition to add housekeeping quarters
 - 9.2. 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 November 18th meeting
10. **New Business**
 - 10.1. PB2025-13 Andrew and Sharon Haas
Block 40, Lot 11 and 11.01
203 Comanche Drive
Proposed demolition of an existing one-bay garage in the front yard of an existing waterfront residence and construct a new three-bay garage. The proposed three-bay garage is 720 square feet (20 feet in depth by 36 feet in length)

10.2. PB2025-16 8 Cayuga Avenue, LLC

Block 26, Lot 7

8 Cayuga Avenue

Proposed demolition of an existing single family home and replacing it with a 2 1/2 story single family structure.

Maximum impervious coverage 37% permitted, 39.9% existing, 39.1% proposed

11. **Petitions from the Public**

12. **Adjournment**