



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

JANUARY 13, 2026 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 December 12, 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. **Oaths of Office**

Christopher Widdis, Class I, 1 year Term
Joseph Foster, Class II, 3 year Term
Patricia Cooper, Class III, 1 year Term
James Whitson, Class IV, 4 year Term
Michael Dailey, Class IV, 4 year Term
Edward Verdi, Alternate II, 2 year Term
5. **Roll Call**
6. **Election of Chairman**
7. **Election of Vice-Chairman**
8. **Appointment of Board Secretary**
9. **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.
10. **Board Business**
 - 10.1. PR-26-01 Resolution approving 2026 meeting schedule
 - 10.2. PR-26-02 Resolution appointing Board Attorney
 - 10.3. PR-26-03 Resolution appointing Board Engineer/Planner
 - 10.4. PR-26-04 Resolution appointing Conflict Engineer
11. **Resolutions**
 - 11.1. PR-26-05 Resolution of Denial, Rafless and Celi Zarate, 59 Main Street
 - 11.2. PR-26-06 Resolution of Approval, 8 Cayuga Avenue, LLC, 8 Cayuga Avenue
 - 11.3. PR-26-07 Resolution of Approval, Andrew and Sharon Haas, 203 Comanche Drive

12. **Old Business**

12.1. PB2025-02 Ralph Mocchi

Block 72, Lot 4.04

6 Blue Point Cove Road

Application has been amended to remove use variance and Maids Quarters, which will be replaced with a Game Room

13. **New Business**

13.1. PB2025-17 Michael and Alyssa Glaicar

Block 9, Lot 2

46 Sagamore Avenue

Proposed 14x28 Inground Pool and patio

Maximum Impervious Coverage, 37% permitted, 35.8% existing, 47.2% proposed

13.2. PB2025-18 TripleScoops, LLC

Block 110.11, Lot 1

1000 Sanger Avenue

Request approval for modifications to allow the replacement of current door space with a garage door/man door to fit the existing opening. The garage door would match the design and appearance of other existing garage doors of neighboring tenants.

14. **Petitions from the Public**

15. **Adjournment**