



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

APRIL 14, 2026 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** In accordance with New Jersey law, Notice of the within meeting has been published in the Asbury Park Press and the Two River Times. Additionally, in accordance with New Jersey Law, Notice of the meeting was also published on the Municipal website and the New Jersey Secretary of State website. The Notice was also placed on the Municipal bulletin board. As a result, the within meeting complies with the prevailing requirements of the Open Public Meetings Act.
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-26-17 Resolution of Denial, 22 Branch Avenue
9. **Old Business**
 - 9.1. PB2026-03 Ryan Glubo
Block 52, Lot 2
62 Manito Place
Proposed semi-inground pool and patio
Maximum Impervious Coverage: 37% permitted, 34% existing, 42.4% proposed
Application carried from the March 24, 2026 meeting
10. **New Business**
 - 10.1. PB2026-04 Kelly McGowan
Block 108, Lot 5
104 Horseneck Point Road
Proposed 14x30 inground pool and patio
Maximum Impervious Coverage: 37% permitted, 35.4% existing, 42.4% proposed
 - 10.2. PB2025-22 Bernard Dowd
Block 105, Lot 4
66 Riverside Avenue

Proposed construction of a single-family home on vacant land
Minimum Lot Width: 120 feet required, 40 feet existing

11. **Petitions from the Public**

12. **Adjournment**