

TOWNSHIP OF OCEAN  
50 Railroad Avenue  
Waretown, NJ 08758  
(609)693-3600

PLANNING BOARD  
AGENDA  
Thursday October 5, 2023  
6:00 p.m.

1. CALL REGULAR MEETING TO ORDER
2. FLAG SALUTE
3. NJ OPEN PUBLIC MEETINGS ACT: Pursuant to the provisions of the New Jersey Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the administration building.

4. ROLL CALL OF MEMBERS

***MEMBERS:***

Kenneth Baulderstone  
Robert G. Beck  
Nicholas Bonamassa  
Ralph Dawes  
Anthony DeCondo  
Dr. Shawn Denning, Jr.  
Donald Lippincott  
Dr. Benjamin LoParo  
Peter Nese  
John Petrosilli  
Aaron Shapiro

***PROFESSIONALS:***

5. **APPROVAL OF MINUTES** - September 7, 2023 regular meeting minutes.

6. **APPROVAL OF BILLS** - ATTACHED

7. **CORRESPONDENCE** - ATTACHED

8. **INFORMALS** - NONE

9. **OLD BUSINESS** - NONE

10. **RESOLUTIONS**

- a. Resolution No. 2023-05-PB Ramadan Investments, LLC, 97 Illinois Ave, Block 186 Lot 11, Minor Subdivision

11. **NEW BUSINESS**

- a. Ordinance 2023-20, An Ordinance of the Township, County of Ocean, State of New Jersey; To Amend The Official Zoning Map of The Township And Chapter 410 of The Township Of Ocean Code In Order To Establish A Cannabis Use Overlay Zone And Provide Associated Zoning Requirements.

12. **OPEN MEETING FOR GENERAL PUBLIC FORUM**

13. **CLOSE TO THE PUBLIC**

14. **WORKSHOP**

15. **ADJOURN**

**NEXT SCHEDULED MEETING WILL BE  
November 2<sup>nd</sup> @ 6:00 P.M.**