

AGENDA FOR SPECIAL MEETING OF THE BOROUGH OF
OCEAN GATE LAND USE BOARD TO BE HELD ON
TUESDAY, JUNE 23, 2026 AT 6:30 PM, AT THE
MUNICIPAL OFFICE BUILDING, 801 OCEAN GATE AVE.,
OCEAN GATE, NEW JERSEY 08740

(POSTED 6/12/2026)

MOMENT OF SILENCE
PLEDGE TO THE FLAG

ATTENDANCE/ ROLL CALL:

Statement of Compliance with the Open Public Meetings Act and the Local Redevelopment and Housing Law, NJSA 40A; 12A-1 et seq. ("LRHL"). The date, time and place of this meeting (see above) have been Posted on the Borough of Ocean Gate' website and posted at the Ocean Gate Post Office and Municipal Building.

STATEMENT OF PRESENCE OF QUORUM

CORRESPONDENCE

NEW BUSINESS:

PUBLIC HEARING FOR PURPOSE OF DETERMINING WHETHER THE PROPERTY KNOWN AS, 126 WEST ARVERNE AVENUE, BLOCK 3.03 LOTS 5 AND 6, SHALL BE DESIGNATED AS A CONDEMNATION REDEVELOPMENT AREA.

MEMBERS OF THE PUBLIC MAY ATTEND, ASK QUESTIONS, CROSS-EXAMINE, MAKE COMMENTS, AND/OR PRESENT WITNESSES AS ALLOWED BY LAW. DOCUMENTS REGARDING THIS MATTER ARE ON FILE AT THE OCEAN GATE LAND USE BOARD OFFICE AND OFFICE OF THE MUNICIPAL CLERK, IN THE OCEAN GATE MUNICIPAL BUILDING, 801 OCEAN GATE AVENUE, OCEAN GATE, NJ 08740, MONDAY-FRIDAY (EXCEPT HOLIDAY) BETWEEN THE HOURS OF 9 AM AND 4 PM.

PUBLIC COMMENT AS NOTED ABOVE:

MOTION TO ADJOURN

PUBLIC NOTICE – BOROUGH OF OCEAN GATE

(POSTED 6/13/2026)

PLEASE TAKE NOTICE, in accordance with NJPL 1975, THAT THE BOROUGH OF OCEAN GATE LAND USE BOARD will hold a REGULAR meeting on Tuesday, June 23, 2026 at 6 pm at the Borough of Ocean Gate Municipal Office Building, 801 Ocean Gate Avenue, Ocean Gate, NJ 08740. TAKE NOTICE that this meeting had been previously advertised as beginning at 7 PM. The time of this meeting has been changed to 6 PM, superseding the previously published time.

THE MEETING'S AGENDA WILL CONSIST OF: ADOPTION OF RESOLUTION #2026-3, APPROVING APPLICATION BY GEORGE MILO FOR BULK VARIANCES RE: SECOND STORY ADDITION PREMISES: BLOCK 24 LOT 11, 35 E. BAYVIEW AVE.

Members of the public may attend and participate. Documents relating to the application may be inspected by the public during regular business hours of 9 AM to 4 PM, Monday through Friday, at the Borough of Ocean Gate Municipal Building, 801 Ocean Gate Avenue, Ocean Gate, NJ 08740. Question may be directed by contacting the Municipal Building, 732 269 3166, Ext. 121.

Formal action is expected.

Jeanne Teller, Land Use Board Secretary, June 13, 2026

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OCEAN GATE LAND USE BOARD
TO BE HELD ON TUESDAY, JUNE 23, 2026
AT 6 PM, AT THE BOROUGH OF OCEAN
GATE MUNICIPAL BUILDING, 801 OCEAN GATE
AVENUE, OCEAN GATE, NJ 08740

MOMENT OF SILENCE AND PLEDGE TO THE FLAG

ATTENDANCE/ ROLL CALL

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT, STATING THAT THE DATE, TIME AND PLACE OF THIS MEETING AS STATED ABOVE, HAVE BEEN POSTED AT THE OCEAN GATE POST OFFICE AND MUNICIPAL BUILDING AND POSTED ON THE BOROUGH OF OCEAN GATE'S WEBSITE

STATEMENT OF PRESENCE OF QUORUM

CORRESPONDENCE:

MOTION TO APPROVE MINUTES OF MAY 26, 2026 Meeting BY _____ SECOND BY _____
VOTE:

OLD BUSINESS:

NEW BUSINESS:

1. ADOPTION OF RESOLUTION #2026-3, APPROVING APPLICATION BY GEORGE MILO FOR BULK VARIANCES RE: SECOND STORY ADDITION
PREMISES: BLOCK 24 LOT 11, 35 E. BAYVIEW AVE.

(Members of the public may attend and participate Formal action will be taken.

(MATTER TO BE OPENED FOR PUBLIC COMMENT AFTER BOARD COMPLETES ITS DISCUSSION)

(MEETING TO BE OPENED TO THE FLOOR FOR PUBLIC COMMENT AT CLOSE OF THIS MATTER)