

**BOROUGH OF DEAL**  
**PLANNING BOARD/BOARD OF ADJUSTMENT MINUTES**

**May 28, 2024**

The regular virtual meeting of the Planning Board/Board of Adjustment of the Borough of Deal was called to order by Chairman Cummings. FOLLOWING THE SALUTE TO THE FLAG, Ms. Barrett, read the following sunshine law, in conjunction with the “Open Public Meeting Law”, p.l. 1975 C231, the notice required by this statute has been satisfied as per a resolution passed on January 23, 2024 at 7:30 P.M. at regular virtual meeting of the Planning Board, Borough of Deal, Monmouth County, New Jersey. This meeting is a judicial proceeding. Any questions or comments must be limited to the issues of what this Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

**ROLL CALL**

Present: Mr. Cummings, Mrs. Jannarone, Commissioner Simhon, Mr. J. Cohen, Mayor Cohen,  
Absent: Ms. N. Cohen, Mr. Zeevi, Mr. Antebi, Ms. M. Cohen

**MINUTES**

A motion was made to approve the minutes of the March 26, 2024, Regular Planning Board Meeting.

MOVED BY: Mayor Cohen

SECONDED BY: Chairman Cummings

AYES: Mayor Cohen, Joe Cohen, Chairman Cumming, Ms. Jannarone, Commissioner Simhon

NAYS: None

ABSTAIN: None

A motion was made to approve the minutes of the April 10, 2024, Regular Planning Board Meeting.

MOVED BY: Joe Cohen

SECONDED BY: Ms. Jannarone

AYES: Mayor Cohen, Joe Cohen, Chairman Cumming, Ms. Jannarone, Commissioner Simhon

NAYS: None

ABSTAIN: None

**MEMORIALIZED RESOLUTION(S)**

28 Richmond Avenue – 5-28-2024 (1)

24 Monmouth Drive - 5-28-2024 (2)

**ANNOUNCEMENT**

8 Neptune Avenue application carried to Wednesday, June 26, 2024 (No further notice require)

There being no further business before the Board, Motions was made and seconded to adjourn at approximately 7:45 pm

The next regularly scheduled meeting will be held in person on Wednesday, June 26, 2024.

Respectfully submitted,  
Kelly Barrett  
Planning Board Secretary