

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Re-Organization Meeting on January 25, 2024, which was called to order by Mark Sessa at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute.

SWEARING IN PLANNING BOARD MEMBERS BY THE PLANNING BOARD SECRETARY.

Present: Mayor Araneo, M. Sessa, H. Aumack, W. McDermott, J. Merla, N. Vecchio, J. Oviedo, C. Demarest, J. Kovacs-Olsen

Absent: Councilmember Peperoni, D. Pacheco

REORGANIZATION FOR 2024:

ELECTION OF OFFICERS:

CHAIRMAN: J. Merla

Ms. Kovacs-Olsen asked to have discussion.

Ms. Kovacs-Olsen stated that she felt Mr. Sessa should stay as Chair, he has been doing a great job. Mr. McDermott agreed.

Motion for J. Merla was made by N. Vecchio, second by Mayor Araneo

Ayes: Mayor Araneo, H. Aumack, J. Oviedo, N. Vecchio, C. Demarest

Nays: W. McDermott, M. Sessa, J. Kovacs Olsen

Abstain: J. Merla

J. Merla, took over as chairman and continued with the rest of the meeting agenda.

VICE CHAIRMAN: H. Aumack

Motion for H. Aumack made by Mayor Araneo, second by N. Vecchio

Ayes: Mayor Araneo, J. Merla, W. McDermott, M. Sessa, J. Kovacs Olsen J. Oviedo, N. Vecchio, C. Demarest

Nays:

Abstain: H. Aumack

APPOINTMENT OF PLANNING BOARD SECRETARY: Denise Nellis

Motion for D. Nellis made by M. Sessa, second by Mayor Araneo

Ayes: Mayor Araneo, J. Merla, W. McDermott, H. Aumack M. Sessa, J. Kovacs Olsen J. Oviedo, N. Vecchio, C. Demarest

Nays:

Abstain:

APPOINTMENT OF ATTORNEY: Leckstein & Leckstein – Marc Leckstein

Motion for Marc Leckstein made by M. Sessa, second by J. Kovacs-Olsen

Discussion: Mr. McDermott stated that Mr. Leckstein has done an admirable job as attorney and feels there is no reason to change. Mr. Sessa agreed, he added that he has been the planning board attorney for fourteen years and in that time, they have not had no litigation. He feels that is a good sign that Mr. Leckstein has guided the board away from getting into any trouble as far as making bad decisions.

Ayes: M. Sessa, W. McDermott, H. Aumack, J. Kovacs Olsen J. Oviedo

Nays: Mayor Araneo, J. Merla, N. Vecchio, C. Demarest

Abstain:

Mr. Leckstein thanked the Board for the re-appointment. He stated that he is loyal to the Board. Mr. Leckstein stated that he does not charge for any phone calls from Boardmembers, please don't hesitate to call him with any questions.

APPOINTMENT OF ENGINEER: T&M Associates - Fran Mullan

Motion for Fran Mullan made by M. Sessa, second by J. Kovacs-Olsen

Mayor Araneo would like to discuss CME Associates. Mayor feels that since CME is the Borough Engineer it would be an asset to have it for continuity with the Planning Board.

There was further discussion regarding the two possibilities of Engineering Companies.

Ayes: W. McDermott, M. Sessa, J. Oviedo, J. Kovacs Olsen

Nays: Mayor Araneo, J. Merla, H. Aumack, N. Vecchio, C. Demarest

Abstain:

Motion for CME Associates – Trevor Taylor

Motion made by Mayor Araneo, second by N. Vecchio

Ayes: Mayor Araneo, J. Merla, H. Aumack, N. Vecchio, C. Demarest

Nays: W. McDermott, M. Sessa, J. Oviedo, J. Kovacs Olsen

APPOINTMENT OF PLANNER: CME Associates - Malvika Apte

Motion made by Mayor Araneo, second by N. Vecchio

Ayes: Mayor Araneo, J. Merla, H. Aumack, N. Vecchio, C. Demarest, J. Kovacs Olsen

Nays: W. McDermott, M. Sessa, J. Oviedo

The Chairman will check to see if T&M will be willing to continue to work on the applications that were already started.

Meeting Dates for 2024:

February 22, 2024

March 28, 2024

April 25, 2024

April 30, 2024

May 23, 2024

June 27, 2024

July 25, 2024

July 30, 2024

August 22, 2024

September 26, 2024

October 24, 2024

October 29, 2024

November 7, 2024

December 5, 2024

January 23, 2025

***All meetings are held on the 4th Thursday of the month at 7:00 PM in Council Chambers.

Additional meetings have been added on the fifth Tuesday of the following months May, and August at 7:00P.M. in Council Chambers.

Exceptions:

The November and December meeting will be held the First Thursday of the month because of the holiday.

Motion to approve meeting dates was made by M. Sessa, second by Mayor Araneo with ayes by all present.

MINUTES: December 7, 2023

Motion to approve minutes was made by Mayor Araneo, second by M. Sessa

Ayes: Mayor Araneo, J. Merla, J. Kovacs Olsen W. McDermott, M. Sessa, J. Oviedo

Abstain: H. Aumack, N. Vecchio, C. Demarest

RESOLUTION: Compensate Planning Board Secretary for additional Meetings in 2024

Motion to approve resolution was made by N. Vecchio, second by Mayor Araeno

Ayes: Mayor Araneo, J. Merla, W. McDermott, H. Aumack M. Sessa, J. Kovacs Olsen
J. Oviedo, N. Vecchio, C. Demarest

Communication – KUPB 22-08 99 Osborne, asking for an 1 year extension

Motion made by N. Vecchio, second by H. Aumack

Ayes: Mayor Araneo, J. Merla, W. McDermott, H. Aumack M. Sessa, J. Kovacs Olsen
J. Oviedo, N. Vecchio, C. Demarest

**APPLICATION: PAUL MILLER
 80 WEST FRONT ST
 KUPB 23-12
 USE VARIANCE**

This application has been carried to the March 28th meeting without further notice.

Motion to open to the public at 7:30PM was made by M. Sessa, second by N. Vecchio with ayes by all present.

Michael Lane, 52 First Steet, spoke about one of the conditions for the pier was to have a stand pipe for the fire fighters. The 115 slips at the marina used last summer and there is no stand pipe. Mr. Lane stated that Mr. Sessa said that this would be an issue to bring up to the Borough Attorney, but Mr. Lane also feels that he would like to Board to consider. When applicants come in with a one-year extension it is well documented that the applicant has not done what was committed to be completed and they are violating the approvals that the Board take that into account before granting the extension.

Motion to close to the public at 7:35pm was made and carried

Motion to adjourn meeting at 7:35 pm was made and carried.

The next scheduled Planning Board Meeting will be Thursday, February 22, 2024