

The Keyport Unified Planning Board held a Regular Meeting on April 27, 2023, which was called to order by Mark Sessa at 7:01 PM, the Sunshine Law Notice was read followed by the Flag Salute.

Present: Mayor Araneo, Councilmember Davidson, Mark Sessa, H. Aumack, J. Royster, J. Oviedo, N. Vecchio, W. McDermott, D. Pacheco, Joseph Merla, J. Kovacs-Olsen

Professionals: Marc Leckstein, Planning Board Attorney, Fran Mullan, Engineer, Adam Bradford, Planner

MINUTES: March 23, 2023

Motion to approve as made by D. Pacheco, second by J. Royster

Ayes: Mayor Araneo, Councilmember Davidson, M. Sessa, D. Pacheco, J. Royster

Abstain: H. Aumack, J. Merla

COMMUNICATION: Clerk email regarding an Ordinance to amend the zoning Map to Zone Block 94, lot 18 into the General Commercial District.

Mr. Leckstein explained that the Board job was to consider this ordinance is consistent with the Master Plan. Mr. Bradford explained the T&M report that was submitted for the Board's review. (see attached report).

Motion to send letter to Mayor and Council with the T&M report was made by J. Royster, second by D. Pacheco

Ayes: Mayor Araneo, Councilmember Davidson, M. Sessa, D. Pacheco, J. Royster; J. Kovac-Olsen

Abstain: J. Merla

**RESOLUTION: PMB GROUP d/b/a SANSONE AUTO
KUPB 23-01
402 HIGHWAY 35, BLK 12 LOT 1.02
PRELIMINARY AND FINAL SITE PLAN**

MOTION TO APPROVE RESOLUTION:

Motion made by Councilmember Davidson, second by Mayor Araneo

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, D. Pacheco, J. Royster, J. Kovacs-Olsen

**APPLICATION: KUPB 23-02 NICKAY CONSTRUCTION (CARRIED TO MAY 25TH MEETING)
105 HIGHWAY 25
PRELIMINARY & FINAL SITE PLAN WITH
BULK VARIANCES**

Mr. Leckstein explained that the applicant had sent in revised plans only seven days prior to the meeting. All information must be submitted to the Board at least ten days prior. The applicant asked that the application be carried to the May meeting without further notice.

Motion to carry to the May 25th meeting at 7pm without further notice was made by D. Pacheco, second by J. Royster with ayes by all present.

PLANNING BOARD PROFESSIONALS: Mr. Mullan reported that there will be three applications on for May and there are a few that are waiting to be reviewed.

Motion to open to the public at 7:20PM was made by J. Kovacs-Olsen second by Councilmember Davidson.

Michael Lane, 51 First Street – 23-02 did not notice for a use variance he suggested that be looked to see if they need a use variance. There was discussion regarding what variance are needed.

Mr. Lane stated that the ordinance is in alignment with what the Master Plan.

John Merla, 34 W. Front Street spoke about 93 First Street, he asked if the Yacht club has to make an application before the Board in the future, whether or not the Council approves the ordinance. If the Yacht club goes to the Board for a parking lot at this location, this would identify as just being consistent with the Master Plan. Mr. Leckstein explained if the Council adopts the ordinance, if they do go before the Board for any application they would be treated as the General Marine Commercial district assuming the Council adopts the ordinance. If the Council does not adopt the ordinance then they would continue to be under the RB zone.

Motion to close to the public at 8:23 PM was made by Councilmember Davidson, second by Mayor Araneo with ayes by all present

Motion to adjourn at 8:23PM was made by Councilmember Davidson, second by Mayor Araneo with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, May 25, 2023.