

**KEYPORT UNIFIED PLANNING BOARD  
MEETING OF MAY 25, 2023**

**CALL TO ORDER                      PM**

**SUNSHINE LAW NOTICE:**

**ROLL CALL:**

\_\_\_\_Mayor Araneo \_\_\_\_Councilmember Davidson \_\_\_\_M. Sessa \_\_\_\_H. Aumack \_\_\_\_W. McDermott  
\_\_\_\_J. Oviedo \_\_\_\_D. Pacheco \_\_\_\_J. Royster \_\_\_\_N. Vecchio  
Alternates: \_\_\_\_ Joseph Merla \_\_\_\_J. Kovacs-Olsen

**MINUTES: APRIL 27, 2023**

Motion made by\_\_\_\_ Second by \_\_\_\_  
\_\_\_\_Mayor Araneo \_\_\_\_Councilmember Davidson \_\_\_\_M. Sessa \_\_\_\_H. Aumack \_\_\_\_W. McDermott  
\_\_\_\_J. Oviedo \_\_\_\_D. Pacheco \_\_\_\_J. Royster \_\_\_\_N. Vecchio  
Alternates: \_\_\_\_ Joseph Merla \_\_\_\_J. Kovacs-Olsen

**APPLICATION:     KUPB 23-02 NICKAY CONSTRUCTION** (asking to be carried to June 22<sup>nd</sup> meeting)  
**105 HIGHWAY 35, BLK 110, LOT 24**  
**PRELIMINARY & FINAL SITE PLAN WITH**  
**BULK VARIANCES**

**MOTION TO OPEN TO THE PUBLIC:**

Motion made by\_\_\_\_ Second by \_\_\_\_

**MOTION TO CLOSE TO THE PUBLIC:**

Motion made by\_\_\_\_ Second by \_\_\_\_

**MOTION TO APPROVE/DENY APPLICATION:**

Motion made by\_\_\_\_ Second by \_\_\_\_  
\_\_\_\_Mayor Araneo \_\_\_\_Councilmember Davidson \_\_\_\_M. Sessa \_\_\_\_H. Aumack \_\_\_\_W. McDermott  
\_\_\_\_J. Oviedo \_\_\_\_D. Pacheco \_\_\_\_J. Royster \_\_\_\_N. Vecchio  
Alternates: \_\_\_\_ Joseph Merla \_\_\_\_J. Kovacs-Olsen

**APPLICATION: NICA NICA LLC (has been asked to be carried to the July 27th meeting)**  
**KUPB 23-03**  
**262 FIRST STREET, BLK 135 LOT 1**  
**USE VARIANCE**

**MOTION TO OPEN TO THE PUBLIC:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

**MOTION TO CLOSE TO THE PUBLIC:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

**MOTION TO APPROVE/DENY APPLICATION:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

\_\_\_\_Mayor Araneo \_\_\_\_Councilmember Davidson \_\_\_\_M. Sessa \_\_\_\_H. Aumack \_\_\_\_W. McDermott  
\_\_\_\_J. Oviedo \_\_\_\_D. Pacheco \_\_\_\_J. Royster \_\_\_\_N. Vecchio

Alternates: \_\_\_\_ Joseph Merla \_\_\_\_J. Kovacs-Olsen

**APPLICATION: DEMETRIOS & CYNTHIA KOLONARIS (Mayor and Council cannot participate)**  
**KUPB 23-04**  
**6 HALL PLACE, BLK 103 LOT 69, 70 and 71**  
**USE VARIANCE**

**MOTION TO OPEN TO THE PUBLIC:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

**MOTION TO CLOSE TO THE PUBLIC:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

**MOTION TO APPROVE/DENY APPLICATION:**

Motion made by\_\_\_\_\_ Second by \_\_\_\_\_

\_\_\_\_Mayor Araneo \_\_\_\_Councilmember Davidson \_\_\_\_M. Sessa \_\_\_\_H. Aumack \_\_\_\_W. McDermott  
\_\_\_\_J. Oviedo \_\_\_\_D. Pacheco \_\_\_\_J. Royster \_\_\_\_N. Vecchio

Alternates: \_\_\_\_ Joseph Merla \_\_\_\_J. Kovacs-Olsen

**PLANNING BOARD PROFESSIONALS:** Update on applications

**Motion to Adjourn:**

The next regularly scheduled Planning Board Meeting will be Tuesday, May 30, 2023 if needed.