

The Keyport Unified Planning Board held a Regular Meeting on July 27, 2023, which was called to order by Mark Sessa at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute.

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

Absent: H. Aumack

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

MINUTES: JUNE 22, 2023

Motion to approve made by N. Vecchio, second by Mayor Araneo with ayes by all present.

REQUEST FOR ONE YEAR EXTENSION FOR KUPB 17-07 MARINERS VILLAGE AND KUPB 20-01 357 WEST FRONT STREET

(see attached transcript)

Motion to approve one-year extension which will expire on May 31, 2024 was made by Councilmember Davidson, second by W. McDermott

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, W. McDermott, J. Oviedo, D. Pacheco, J. Royster, N. Vecchio

RESOLUTIONS: KUPB 23-07 RBSM RELIEF OF CONDITION

Motion to approve made by W. McDermott, second by Councilmember Davidson

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, W. McDermott, J. Oviedo, J. Royster, N. Vecchio

Abstain: D. Pacheco

RESOLUTION: KUPB 23-06 NICKI ANN FERRARI 128 FIRST STREET SITE PLAN / BULK VARIANCE

Motion to approve moved by J. Royster, second by Mayor Araneo

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, W. McDermott, J. Oviedo, J. Royster, N. Vecchio

Abstain: D. Pacheco

**APPLICATION: KUPB 23-03
NICA NICA 262 FIRST STREET, BLK 135 LOT 1
USE VARIANCE**

Motion to carry to the September 28th meeting with the applicant re-noticing the paper and residents was made by N. Vecchio, second by W. McDermott with ayes by all present.

**APPLICATION: KUPB 23-10
SLIPEK, JEFF & ARIA
253 FIRST STREET, BLK 136 LOT 38
BULK VARIANCE**

Exhibits: A1 - Application
A2 – Survey
A3 – Architectural
B1 – Denial from Zoning
B2 – T&M Letter dated 6/2/23
B3 – Police response
B4 – Colliers letter dated 6/13/23

Aria and Jeffrey Slipek was sworn in. Mr. Slipek described the existing house; he explained that they are expecting a child. The existing house has one bedroom and one bathroom and they would like to add one bedroom and a bathroom for their growing family.

Kurt Ludwig, Architect for the applicant described the existing structure the front of the home is a two story home and the back is a single story. They are proposing an addition to the back of the house to make that portion of the home two stories. Mr. Ludwig explained that the proposed second floor would go straight up on the left and right side of the existing one story home and it will extend over the existing covered porch and an additional two feet towards the back yard.

Mr. Ludwig described the floor plans to the Board; he explained the exterior would blend in with the existing house. They will have a gable roof, the siding and roofing would match. There was further discussion regarding the extension of the second floor.

Mr. Leckstein confirmed that there was no additional variances with the addition; Mr. Mullan stated he would describe it, as the second floor addition does not extend to the property lines. The applicant will be producing a second floor structure within the required setbacks space. Mr. Mullan stated by definition a new variance condition that would align with the existing non-conformity. Further explanation regarding the property lines, Mr. Mullan stated that they are not changing the non-conformity except on the second floor. Mr. Leckstein confirmed that they are expanding the non-conformity; yes.

Mr. Mullan had no objections to any of the waivers that were mentioned in their letter.

Mr. Ludwig stated that there would be no additional utilities added, no grading, no lighting change and no landscape change. The run off currently goes into the street.

There would be no change to the parking, there is no off street parking currently. Mr. Mullan asked if they used Natural Gas; yes.

There was discussion regarding the existing fence. Mr. Mullan asked if there was going to be any improvements to the back yard; no.

Mr. Mullan stated that he did not see any negative criteria with this application.

Motion to open to the public at 7:20pm was made by N. Vecchio, second by Councilmember Davidson with ayes by all present.

There being no comments or questions the meeting was closed to the public at 7:20pm motion made by Councilmember Davidson, second by Mayor Araneo with ayes by all present.

Motion to approve application was made by Mayor Araneo, second by N. Vecchio

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, W. McDermott, J. Oviedo, J. Royster, D. Pacheco N. Vecchio

Mr. Leckstein mentioned to the Board that the reason the Nicay resolution was not on the agenda was that they had a delinquent account.

PLANNING BOARD PROFESSIONALS: Update on applications

Mr. Mullan stated that there was one application tentative for August, and there are two applications that are scheduled for September at the applicant's request.

Motion to open to the public at 7:30PM was made by J. Kovacs second by J. Carlos with ayes by all present.

Michael Lane, 51 First Street spoke about the extension granted to Mariners Village. Mr. Lane asked if Mr. Mullan checked the Mod IV data regarding the lots; Mr. Mullan stated that he will double check the lots and send the information to the Chairman Sessa and Mr. Leckstein.

Motion to close to the public at 7:31pm was made by N. Vecchio, second by J. Merla with ayes by all present.

Motion to adjourn at 7:31pm was made by Councilmember Davidson, second by N. Vecchio with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, August 24, 2023 if needed.

BOROUGH OF KEYPORT PLANNING BOARD
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

REGULAR MEETING FOR:

MARINER'S VILLAGE
357 WEST FRONT STREET

APPLICATION NOS. KUPB 17-01 and KUPB 20-01

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

THURSDAY, JULY 27, 2023
COMMENCING AT 6:59 P.M.

TRANSCRIPT OF PROCEEDINGS
PUBLIC HEARING

BOARD MEMBERS PRESENT:

MARK SESSA, CHAIRMAN
ROSE P. ARANEO, MAYOR
LORI ANN DAVIDSON
WILLIAM MCDERMOTT
NICHOLAS VECCHIO
JUAN CARLOS OVIEDO
JACQUELINE KOVACS-WILSON
JOSEPH MERLA
DONALD J. PACHECO
JOANNE ROYSTER

ALSO PRESENT:

MARC LECSTEIN, ESQUIRE, Board Attorney
FRANCIS MULLAN, P.E., Board Engineer
ADAM BRADFORD, P.P., Board Planner
DENISE NELLIS, Board Secretary

STENOGRAPHICALLY REPORTED BY:

MELISSA MORMILE, CCR, RDR, License No. 30X100223800

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3 BY: KENNETH L. PAPE, ESQ.
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5 Millstone, New Jersey 08535
6 T: 732-679-8844
7 F: 732-679-6554

8 -- Counsel for the Applicant
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1 (Time noted; 6:59 p.m.)

2 CHAIRPERSON SESSA: I would like to call
3 the meeting to order.

4 Let the minutes show that adequate notice
5 of this meeting, as required by public law 1975 Chapter
6 231, has been provided by annual notice, which has been
7 posted on the bulletin boards, filed with the borough
8 clerk, and has been sent to The Asbury Park Press, The
9 Independent, Star Ledger, and The Two River Times.

10 Would you all join me in saluting the
11 flag.

12 (Pledge of Allegiance.)

13 CHAIRPERSON SESSA: Thank you.

14 Can we have a roll call, please, Denise.

15 SECRETARY NELLIS: Mayor Araneo.

16 MAYOR ARANEO: Here.

17 SECRETARY NELLIS: Councilmember
18 Davidson.

19 MS. DAVIDSON: Here.

20 SECRETARY NELLIS: Chairman Sessa.

21 CHAIRPERSON SESSA: Here.

22 SECRETARY NELLIS: Mr. Aumack.

23 Mr. McDermott.

24 MR. MCDERMOTT: Here.

25 SECRETARY NELLIS: Mr. Oviedo.

1 MR. OVIEDO: Here.

2 SECRETARY NELLIS: Mr. Pacheco.

3 MR. PACHECO: Here.

4 SECRETARY NELLIS: Ms. Royster.

5 MS. ROYSTER: Here.

6 SECRETARY NELLIS: Mr. Vecchio.

7 MR. VECCHIO: Here.

8 SECRETARY NELLIS: Mr. Merla.

9 MR. MERLA: Here.

10 SECRETARY NELLIS: Ms. Kovacs-Wilson.

11 MS. KOVACS-WILSON: Here.

12 CHAIRPERSON SESSA: Thank you.

13 Would you swear in the professionals,
14 please.

15 (Professionals sworn.)

16 MR. LECKSTEIN: All professionals sworn.

17 (Board continued with agenda.)

18 (Application called at 7:00 p.m.)

19 MR. LECKSTEIN: First item on our agenda
20 is a request for one-year extension for case 17-07, which
21 is Mariner's Village and case 20-201, which is 357 West
22 Front Street.

23 Mr. Pape.

24 MR. PAPE: Yes.

25 Good evening, Mr. Chairman, board members,

1 board professionals. Good evening, all.

2 This is an application, two applications
3 intertwined and related. The first is a request for an
4 additional one-year extension of the Mariner's Village site
5 plan approval; second is a first one-year extension for 357
6 West Front Street.

7 In my letter to Mr. Sessa, delivered to
8 your board secretary on June 20th, I provided a multi-page
9 outline of what our client has accomplished during the past
10 year. It is considerable.

11 Also attached to that was a correspondence
12 that was prepared by our clients delivered to the Keyport
13 Borough administrator June 20, 2023, identifying the
14 outstanding obligations and the timeline.

15 I will say that it has been a very, very
16 productive year. We were successful in completing the
17 subdivision. The town vacated the right-of-way of the
18 public street that was part of the project.

19 We have been, since beginning of April,
20 working on almost daily -- not daily -- almost weekly basis
21 with your special counsel on the pilot program. As of
22 yesterday afternoon, we had another one of those meetings.
23 We are very optimistic that we will complete this in the
24 next year, and we feel like we are very much on schedule at
25 this time.

1 We respectfully ask the Board to consider
2 granting the one-year extension as requested.

3 CHAIRPERSON SESSA: Thank you.

4 Any discussion?

5 Questions?

6 No.

7 Can we hear a motion for the extension.

8 MS. DAVIDSON: Motion for the extension.

9 CHAIRPERSON SESSA: Do I hear a second?

10 MR. MCDERMOTT: Second.

11 CHAIRPERSON SESSA: Roll call, please.

12 SECRETARY NELLIS: Mayor Araneo.

13 MAYOR ARANEO: Yes.

14 SECRETARY NELLIS: Councilmember

15 Davidson.

16 MS. DAVIDSON: Yes.

17 SECRETARY NELLIS: Chairman Sessa.

18 CHAIRPERSON SESSA: Yes.

19 SECRETARY NELLIS: Mr. McDermott.

20 MR. MCDERMOTT: Yes.

21 SECRETARY NELLIS: Mr. Oviedo.

22 MR. OVIEDO: Yes.

23 SECRETARY NELLIS: Mr. Pacheco.

24 MR. PACHECO: Yes.

25 SECRETARY NELLIS: Ms. Royster:

1 MS. ROYSTER: Yes.

2 CHAIRPERSON SESSA: Okay.

3 MR. PAPE: Thank you very much.

4 MR. LECKSTEIN: That would be

5 retroactive.

6 MR. PAPE: May 31st. Understood.

7 Thank you. Good night.

8 (Matter concluded at 7:03 p.m.)

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1 STATE OF NEW JERSEY)

2)

3 COUNTY OF MONMOUTH)

4 I hereby certify that the PUBLIC HEARING
5 in the foregoing matter was the truth, whole truth and
6 nothing but the truth, in the within-entitled cause; that
7 said PUBLIC HEARING was taken at the time and place herein
8 named; and that the TRANSCRIPT is a true record of the
9 witness' testimony as reported by me to the best of my
10 ability, a duly certified shorthand reporter and a
11 disinterested person, and was thereafter transcribed into
12 typewriting by computer.

13 I further certify that I am not interested
14 in the outcome of the said action, not connected with nor
15 related to any of the parties in said action, nor their
16 respective counsel.

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20
21 _/s/ Melissa A. Mormile_____

22 MELISSA A. MORMILE, RDR, CRR, CCR

23 CCR NO. 30X100223800
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