The Keyport Unified Planning Board held a Regular Meeting on October 26, 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, Chairman Sessa, H. Aumack, Councilmember Davidson, J. Royster, J. Oviedo, W. McDermott, J. Merla, J. Kovacs-Olsen

Absent: N. Vecchio, D. Pacheco

Professionals: Board Attorney Marc Leckstein, Board Engineer Fran Mullan, Board Planner Tim Jensen

MINUTES: SEPTEMBER 28, 2023

Motion to approve minutes was made by Councilmember Davidson, second by Mayor Araneo with ayes by all present.

COMMUNICATION:

Letter from Freehold Soil for 174 Church Street

Motion to receive and file was made by H. Aumack, second by J. Oviedo with ayes by all present.

Letter from NJ Department of Environmental Protection for Keyport Professional Plaza, LLC 25 E. Front Street.

Motion to receive and file was made by J. Royster, second by W. McDermott with ayes by all present.

Letter requesting 120 day extension for KUPB 22-06 Becikoglu Real Estate, 310 First Street, block 135 lots 10 & 11

Motion to approve 120 day extension was made by H. Aumack, second by Mayor Araneo

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, H. Aumack, W. McDermott, J. Oviedo, J. Royster, J. Merla

Email requesting an extension for KUPB 22-01 Arjika Properties LLC, 108 Broad Street, blk 60 lot 6

Motion to approve 120-day extension was made by W. McDermott second by J. Royster

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, H. Aumack, W. McDermott, J. Oviedo, J. Royster, J. Merla

Letter requesting an extension for KUPB 21-03 Hudson Pointe at Keyport, blk 120 lots 8 & 9 and blk 130 lots 42 and 48-52

Motion to approve one-year extension was made by Mayor Araneo, second by J. Oviedo

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, H. Aumack, W. McDermott, J. Oviedo, J. Royster, J. Merla

RESOLUTION: KUPB 23-09
THOMAS & KERIN CALIENDO 91 ATLANTIC STREET
MINOR SUBDIVISION

MOTION TO APPROVE RESOLUTION:

Motion to approve resolution was made by H. Aumack, second by J. Royster

Ayes: Mayor Araneo, Councilmember Davidson, Chairman Sessa, H. Aumack, W. McDermott, J. Oviedo, J. Royster, J. Merla

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

MOTION TO CARRY APPLICATION:

Motion to carry application to the February 22, 2024 meeting; applicant must notice residents and paper was made by Councilmember Davidson, second by J. Oviedo with ayes by all present.

Chairman Sessa stated that the November 2nd meeting is canceled.

APPLICATION: KUPB 23-11
BRENDA & FRANK OCCHIPINTI
57 ELIZABETH STREET
VARIANCE RELIEF

Chairman Sessa recused himself; he lives within 200 feet of this application so he cannot participate. Mr. Aumack will run the rest of meeting.

Motion was made and carried for a five-minute recess.

Motion to return was made by Councilmember Davidson second by J. Oviedo with ayes by all present.

Mr. Leckstein noted for the record that everyone that was previously in attendance returned and that Mr. Sessa stepped down from the dais.

Exhibit A1 – Application
Exhibit A2 – Preliminary Plot and Architectural Plan
Exhibit A3 – Zoning Denial
Exhibit A4 – Special flood Hazard
Exhibit A5 – Survey
Exhibit B1 - T&M Review Letter dated 10/19/23
Exhibit L1 - Photo of Neighbors Garage

Mr. Lawrence Luttrell, Attorney for the applicant, explained that Mr. Occhipinti purchased the house he has done a significant amount of work. He would like to extend the porch on the one side, enclose the existing rear porch to make a sunroom and add a detached garage on the back part of the applicant's property. Mr. Luttrell explained one item that had changed from the original application in response from T&M's comments the architect had modified the plans

Mr. Leckstein confirmed that the only variance is for the front porch set back; yes. Mr. Luttrell stated that it fits in with the neighborhood.

Mr. Leckstein asked if the house would look like the architectural plans that were distributed; yes.

Mr. Mullan stated that there is a proposed studio state elevated in the garage area. Mr. Mullan asked if there would be a utility connection that would allow for living accommodations for lights and heater. Mr. Luttrell stated that his client is an attorney and would be working in the studio.

Mr. Leckstein confirmed that there would be no water/sewer hookups; correct. Mr. Mullan confirmed that they would have no visitors at the studio and that the applicant would not lease it to anyone. Mr. Luttrell explained that Mr. Occhipinti has an office.

There being no comments or questions from the Board the meeting was opened to the public at 7:20pm.

Motion to open to the public at 7:20pm was made by Mayor Araneo second by J. Merla with ayes by all present.

John Merla, 34 Broad Street, stated that he feels this is a great project and fits in with the neighborhood.

Michael Lane, 51 First Street spoke about the garage being in the back of the house. Mr. Lane stated that the site plans do not delineate the adjacent buildings that will be next to the garage. He stated that was a waiver from the engineer. He explained that they he has a picture that he would like to share with the Board. His second issue is the storm water run-off and the height of the building. Mr. Lane felt that the height of the building needed a variance.

Mr. Leckstein asked the Board Engineer if he agreed that the applicant needed a variance for the height of the building. There was discussion regarding the height of the garage. Mr. Luttrell stated that the applicant would comply with the construction codes. After discussion, it was decided that there was no variance needed. Mr. Mullan stated looking at the plans that were submitted, on page Z4 page 4 of the drawing Mr. Mullan would like the applicant to go through the images on the bottom of the plans. Mr. Mullan stated that on the plans it stated that the height is 15.9 feet. The question for the applicant is that dimension correct; yes. There was further discussion regarding the ridge height.

Mr. Mullan asked about the off-street parking; Mr. Occhipinti stated that there is no off street parking, they are going to have a curb cut with a small pathway to go to the garage. Mr. Luttrell asked what was on lot 10; Mr. Occhipinti stated that there is a two-car garage.

Mr. Lane spoke about his exhibit. He confirmed that the garage would no utility hook up; Mr. Leckstein stated that was already discussed.

Motion to close to the public at 7:40pm was made by J. Merla, second by Councilmember Davidson with ayes by all present

Motion to approve application was made by J. Oviedo, second by J. Merla

Ayes: Mayor Araneo, Councilmember Davidson, H. Aumack, W. McDermott, J. Oviedo, J. Royster, J. Merla, J. Kovacs-Olsen

Motion to Adjourn at 7:50pm was made Mayor Araneo, second by J. Merla with ayes by all present.