

The Keyport Unified Planning Board held a Regular Meeting on October 27, 2022 which was called to order by Mark Sessa at 7:05 PM, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: M. Sessa, H. Aumack, J. Oviedo, D. Pacheco J. Royster, G. Kotzas

Absent: Mayor Kennedy, Councilmember Davidson, N. Vecchio, W. McDermott, C. Dickerson

Professionals: Marc Leckstein, Planning Board Attorney, Andrew Denbigh, Fran Mullan Board Engineer

Mr. Leckstein stated that application KUPB 22-02, Anita Maksimow will be carried to the December 1st meeting, the paper didn't get the notification in time.

Application 21-10 Keyport Professional Plaza asked to be carried to the November 29th meeting, the applicant will notice the paper since the use variance has been eliminated from the application.

MOTION TO APPROVE MINUTES: September 22, 2022

Motion to approve J. Royster, second by D. Pacheco with ayes by all present.

**RESOLUTION: KUPB #22-03 MARIA FERGUSON
280 WASHINGTON STREET
BLK 8, LOT 23
BULK VARIANCE & SKETCH PLAN APPROVAL**

Motion made by H. Aumack, second by D. Pacheco

Ayes: M. Sessa, H. Aumack, J. Oviedo, D. Pacheco, J. Royster

**APPLICATION: KUPB #22-01
ARJIKA PROPERTIES
108 BROAD ST
BLK 60, LOT 6
USE VARIANCE (VARIANCE RELIEF)**

Mr. Leckstein clarified to the Board that there is no use variance. Originally it was believed that there was going to be a D5 variance, but it was ultimately decided that there wasn't a use variance.

Mr. Leckstein reminded the Board that they were done with the application the Board did ask to see the side elevation.

Ms. Erin Batcha filling in for Brad Batcha for this hearing.

Salvatore La Ferlita, Architect, Mr. Leckstein marked the plans dated 8/31/22 Exhibit A-4. Mr. La Ferlita explained the last time that they were before the Board they had asked to see all four side elevations. There have been no changes to the plans other than they added a side entry on the Broad Street side. They maintain the set back on Broad Street, he explained that the Board didn't want to see a flat side so they added a couple of windows to the bedrooms those were the only changes. They put a fence around the A/C units and the trash is still being kept inside the garage.

The house will be blue siding with white trim and dark mahogany front door.

Chairman Sessa stated that he appreciated the changes that have been made to the application.

Mr. Denbigh confirmed that they are still three bedroom homes and that the large living area would not be subdivided adding an additional bedroom; correct.

Motion to open to the public at 7:09PM was made by D. Pacheco, second by J. Royster with ayes by all present.

Michael Lane, 51 First Street, asked to see the exhibit. Mr. Lane had no comments.

Motion to close to the public at 7:10PM was made by D. Pacheco, second by J. Royster with ayes by all present.

Mr. Pacheco thanked the applicant for taking the Boards recommendations and incorporating them in the application.

Motion to approve the application was made by D. Pacheco, second by J. Oviedo

Ayes: M. Sessa, H. Aumack, J. Oviedo, D. Pacheco, J. Royster

PLANNING BOARD PROFESSIONALS: Update on applications

Mr. Denbigh stated that we will have full agendas until the end of the year.

Motion to adjourn at 7:25PM was made J. Oviedo, second by J. Royster with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, November 3, 2022