

The Keyport Unified Planning Board held a Regular Meeting on June 26, 2025, which was called to order by Juan Carlos Oviedo at 7:05 PM, the Sunshine Law Notice was read followed by the Flag Salute.

Present: J. Oviedo, W. Kane, W. McDermott, C. Demarest, S. Dixon

Absent: Mayor Araneo, Councilmember Merla, H. Aumack, T. Burke, D. Pacheco, K. Bartolome

Professionals: Board Attorney Marc Leckstein, Trevor Taylor, CME

MINUTES: April 24, 2025

Motion made by W. McDermott, second by W. Kane with ayes by all present.

**RESOLUTION: KUPB 23-03 NICA NICA
USE VARIANCE
262 FIRST STREET
BLK 43 LOT 9**

Resolution to be carried to the July meeting.

**RESOLUTION: KUPB 24-09 DIANE OMBRELLINO
BLOCK 91, LOT 13
87 CHURCH STREET
BULK VARIANCE APPROVAL**

Motion to approve resolution was made by W. McDermott second by C. Demarest

Ayes: J. Oviedo, W. Kane, W. McDermott, C. Demarest, S. Dixon

**RESOLUTION: KUPB 25-03 KEYPORT WATERFRONT PARK GREEN ACRES
SUBDIVISION**

Motion to approve resolution was made by W. Kane second by C. Demarest

Ayes: J. Oviedo, W. Kane, W. McDermott, C. Demarest, S. Dixon

**APPLICATION: KUPB 25-01 ABROHOM SCHLAFF
ZONING APPEAL/INTERPRETATION
3 CASS STREET
BLK 33 LOT 16 (carried to the July 24th meeting)**

Application to be carried to the July meeting without further notice.

**APPLICATION: KUPB 24-11 KEY 201 PROPERTY, LLC
201 BEERS STREET
BLK 47 LOT 7
USE VARIANCE (Mayor and Council cannot participate)**

Applicant would like to carry the application since there was only five members present and all the members would have to vote yes.

The application has been carried to the August 28th meeting without further notice.

Motion to adjourn the meeting at 7:10PM was made by W. Kane, second by C. Demarest with ayes by all present.

The next scheduled Planning Board Meeting will be Thursday, July 24, 2025.