

KEYPORT UNIFIED PLANNING BOARD
MEETING OF June 26, 2025 at 7PM
Regular Meeting
Amended 6/24/25

CALL TO ORDER PM

SUNSHINE LAW NOTICE:

FLAG PLEDGE:

ROLL CALL:

____ Mayor Araneo, ____ Councilmember Merla, _____, Chairman Oviedo, ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ W. McDermott, ____ D. Pacheco

Alternates: ____ S. Dixon, ____ K. Bartolome

MINUTES: April 24, 2025

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Merla, _____, Chairman Oviedo, ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ W. McDermott, ____ D. Pacheco

Alternates: ____ S. Dixon, ____ K. Bartolome

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

MOTION TO APPROVE RESOLUTION:

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Merla, _____, Chairman Oviedo, ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ W. McDermott, ____ D. Pacheco

Alternates: ____ S. Dixon, ____ K. Bartolome

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

MOTION TO APPROVE RESOLUTION:

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Merla, _____, Chairman Oviedo, ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ W. McDermott, ____ D. Pacheco

Alternates: _____S. Dixon, _____K. Bartolome

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

MOTION TO APPROVE RESOLUTION:

Motion made by_____ Second by _____
____ Mayor Araneo, _____Councilmember Merla, _____, Chairman Oviedo, _____W. Kane,
____H. Aumack, _____T. Burke, _____C. Demarest,____W. McDermott, _____D. Pacheco

Alternates: _____S. Dixon, _____K. Bartolome

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

MOTION TO CARRY:

Motion made by_____ Second by _____
____ Mayor Araneo, _____Councilmember Merla, _____, Chairman Oviedo, _____W. Kane,
____H. Aumack, _____T. Burke, _____C. Demarest,____W. McDermott, _____D. Pacheco

Alternates: _____S. Dixon, _____K. Bartolome

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

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 Merla, _____, Chairman Oviedo, _____W. Kane,
____H. Aumack, _____T. Burke, _____C. Demarest,____W. McDermott, _____D. Pacheco

Alternates: _____S. Dixon, _____K. Bartolome

ADJOURNMENT: PM

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