

**KEYPORT UNIFIED PLANNING BOARD
MEETING OF AUGUST 28, 2025 at 7PM
Regular Meeting (amended 8/28/25)**

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: July 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

**REQUEST – ADMINISTRATIVE CHANGE
PMB GROUP/SANSONE JR
KUPB 23-01
402 NJ ROUTE 35
BLK 112, LOT 1.02**

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

**REQUEST – ADMINISTRATIVE CHANGE
BLAZE KEYPORT LLC
KUPB 24-12
BLK 110 LOT 24**

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

**LETTER REQUESTING 1 YEAR EXTENSION FOR:
KEYPORT PROFESSIONAL PLAZA
25 EAST FRONT STREET**

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 25-06 VM ASSOCIATES
38-40 BROAD ST
BLK21.01 LOT 59
BULK VARIANCE SITE PLAN**

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

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

APPLICATION: KUPB 25-04 146 THIRD ST
135 THIRD ST
BLK 129 LOTS 1 & 2
USE VARIANCE AND BULK VARIANCE (request to be carried)

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, September 25, 2025.