

The Keyport Unified Planning Board held a Regular Meeting on August 22, 2024, which was called to order by Joseph Merla at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute. Chairman Merla asked for a moment of silence for Mr. Aumack who has recently lost his sister.

Present: Chairman Merla, Mayor Araneo, M. Sessa, J. Oviedo, H. Aumack,

Absent: Councilmember Peperoni, W. McDermott, D. Pacheco, C. Demarest, J. Kovacs-Olsen

Mayor Araneo explained that Mr. Quinn recently received a new job and has resigned from the Board. Chairman Merla stated that they will have a new member by the next meeting.

Professionals: Board Attorney Marc Leckstein, Trevor Taylor, CME Associate

MINUTES: JULY 25, 2024

Motion to approve was made by Mayor Araneo, second by M. Sessa with ayes by all present with the exception of H. Aumack who abstained.

**RESOLUTION: KUPB 24-07 SHORE HEART GROUP
MINOR SITE PLAN
1 ROUTE 35
BLK 111 LOT 4**

Motion to approve was made by M. Sessa, second by Mayor Araneo

Ayes: Mayor Araneo, Chairman Merla, J. Oviedo, M. Sessa

Abstain: H. Aumack

**RESOLUTION: MARNIERS VILLAGE KUPB 17-07
REQUEST FOR ONE YEAR EXTENSION**

Motion to approve resolution with correction was made by Mayor Araneo, second by M. Sessa

Ayes: Mayor Araneo, Chairman Merla, J. Oviedo, M. Sessa

Abstain: H. Aumack

**RESOLUTION: 357 WEST FRONT STREET KUPB 20-01
REQUEST FOR ONE YEAR EXTENSION**

Motion to approve resolution with correction was made by M. Sessa, second by Mayor Araneo

Ayes: Mayor Araneo, Chairman Merla, J. Oviedo, M. Sessa

Abstain: H. Aumack

**APPLICATION: KUPB 24-05 BRODS REALTY
VARIANCE RELIEF
125 ROUTE 35
BLK 32 LOT 8**

Exhibit A1 – Application

Exhibit A2 – Plot Plan

Exhibit B1 – CME letter dated 6/20/24

Salvatore Alfieri, attorney for the applicant. Mr. Alfieri explained that his client is before the board seeking a bulk variance for a shed. Mr. Alfieri stated he had one witness the engineer for the project.

Mark Reme, Engineer – Mr. Reme described the location of the property and the property is approximately 14000 feet in size. Mr. Reme spoke about the properties around the applicant's building. The primary building is located in front of Route 35, the existing side yard is five feet. The applicant placed a shed towards the northwest corner property located five feet from the property line and five feet west of the property line. The shed was placed on existing pavement so there would be no additional pervious created by the place of the shed. To the west of the property is a wooden stockade fence, the rear of the property is an existing chain link fence that has vinyl slots. Mr. Alfieri confirmed that the location of the shed was in relation to the rear property line was five feet, the same distance as the main building; yes.

Mr. Reme described to the Board the variance relief that the applicant was seeking. Mr. Alfieri stated that in front of the shed there was two dumpsters; yes. There was discussion regarding the dumpster location and the type of enclosure for the dumpsters.

Mr. Alfieri confirmed that there would be no utilities to the shed; correct.

Mr. Taylor asked what the shed was being used for; storage and some assembly.

Mr. Sessa confirmed that the parking was in the rear lot; yes.

Mr. Taylor spoke about the three lots to the left. Those lots were residential he asked about a buffer; Mr. Reme stated that there is a six-foot-tall stockade fence. Mr. Leckstein confirmed that lot 7 was a parking lot.

Mr. Leckstein spoke about the dumpster enclosure; the applicant has agreed to work with Mr. Taylor regarding the enclosure. Further discussion regarding what type of enclosure the Board would like to have. Mr. Leckstein asked that this be added to the plans.

Motion to open to the public at 7:20PM was made by Mayor Araneo, second by M. Sessa with ayes by all present.

Mike Lane, 51 First Street, spoke about the dumpster enclosure and what the Board has previously required other applicants to have. Mr. Lane also mentioned the homes that were across the street having to look at the dumpsters from their driveway. Mr. Lane asked about the hours of operation of the business. Mr. Alfieri stated they are open Monday thru Friday from 9AM to 5PM. Once the office is closed the gates for the dumpsters are shut. There was discussion regarding keeping the gates for the dumpsters closed during business hours so that the residents don't have to look at the dumpster.

Motion to close to the public at 7:30Pm was made by Mayor Araneo, second by M. Sessa with ayes by all present.

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

Ayes: Mayor Araneo, Chairman Merla, J. Oviedo, M. Sessa, H. Aumack

Motion to adjourn the meeting at 7:30PM was made by Mayor Araneo, second by J. Oviedo with ayes by all present.