

The Keyport Unified Planning Board held a Regular Meeting on June 27, 2024, which was called to order by Harry Aumack 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. Demarest's father a lifelong Keyport resident.

Present: Mayor Araneo, H. Aumack, M. Sessa, J. Oviedo, W. McDermott C. Demarest, J. Kovacs-Olsen

Absent: Chairman Merla, D. Pacheco, Councilmember Peperoni

Professionals: Board Attorney Marc Leckstein, Michael MacFarlane, T&M Associates, Trevor Taylor, CME Associate

MINUTES: MAY 23, 2024

Motion to approve was made by Mayor Araneo, second by M. Sessa with ayes by all present.

RESIGNATION OF NICHOLAS VECCHIO

Vice Chair Aumack read the resignation. Mr. Sessa spoke about the Mr. Vecchio he said that Mr. Vecchio was an asset to the Board and would be missed.

Request for extension: **MARNIERS VILLAGE KUPB 17-07
357 WEST FRONT STREET KUPB 20-01
REQUEST FOR ONE YEAR EXTENSION**

Chairman explained that they asked to be carried to the July 25th meeting.

**APPLICATION: TODD AND FAMY LIEBMAN (carried to the July 25th meeting)
ZONING OFFICER APPEAL OF
39 MAPLE PLACE
BLK 76 LOT 8**

Chairman explained that they asked to be carried to the July 25th meeting.

**RESOLUTION: PAUL MILLER
80 WEST FRONT ST
KUPB 23-12
USE VARIANCE**

MOTION TO APPROVE RESOLUTION:

Motion to approve was made by M. Sessa, second by W. McDermott
Ayes: H. Aumack, W. McDermott, J. Oviedo, M. Sessa, C. Demarest, J. Kovacs Olsen

**APPLICATION: LINCOLN HOSE
KUPB 23-08
142 SECOND STREET
BLK 129 LOT 4
MINOR SUB DIVISION**

Exhibit A1 – Application
Exhibit A2 – Subdivision
Exhibit B1 – T&M letter

Mr. Alfieri, Attorney for applicant asked Joseph Desandolo to describe what the fire company was planning on doing. Mr. Alfieri asked if they agreed to address any technical comments in the T&M letter; yes.

Motion to open to the public at 7:05PM was made by Mayor Araneo, second by M. Sessa with ayes by all present.

Michael Lane, 51 First Street, stated that the proposed is in alignment with the bulk variances. He explained to the Board that the VFW post property just recently changed hands and is now owned by a mayor developer. He asked that the site only be used for residential. Mr. Leckstein explained that the site is a fully conformed lot, the Board does not have the authority to request that.

Motion to close to the public at 7:10PM was made by W. McDermott, second by Mayor Araneo with ayes by all present.

Motion to approve application was made by M. Sessa, second by J. Oviedo
Ayes: Mayor Araneo, H. Aumack, W. McDermott, J. Oviedo, M. Sessa, C. Demarest,
J. Kovacs-Olsen

**APPLICATION: MAIN KEYPORT REALTY, LLC
KUPB 24-02
27 BROOKS AVENUE
BLK 102, LOT 5
VARIANCE RELIEF**

Exhibit A1 – Application
Exhibit A2 – Survey
Exhibit A3 – Variance
Exhibit A4 – Architect
Exhibit A5 – Buy/Sale Letter
Exhibit A6 – Aerial
Exhibit B1 – CME letter

Mr. Alfieri, Attorney for applicant spoke about the application. He explained that they did send a Buy/Sale letter to the adjoining property but has not received any response.

Mr. Joseph May, Engineer referred to Exhibit A6, he described the surrounding area of the property. Mr. May stated that the house would be the exact foot print of 90 Hall. It would be 4 bedrooms, one car garage. All the utilities would be from Brooks Avenue.

Mr. Leckstein asked if they agree to address any technical comments in the CME letter; yes.

Mr. Taylor asked about item #12 in the CME letter if they could be condition of approval in the resolutions if the Board approves application.

Motion to open to the public at 7:21PM was made by J. Oviedo, second by Mayor Araneo with ayes by all present

There being no one from the public with comments or questions motion to close to the public at 7:21PM was made by Mayor Araneo and W. McDermott with ayes by all present.

Donna Miller, Architect for applicant described the home. She explained that it would be a two-story home. There would be no basement it would be identical to the next-door house with minor differences. Mr. Alfieri asked about the exterior of the house; Ms. Miller described the exterior.

Motion to open to public at 7:25PM was made Mayor Araneo, second by J. Oviedo with ayes by all present.

Michael Lane, 51 First Street, complimented the architect on the plans.

Motion to close to the public at 7:27PM was made by Mayor Araneo, second by M. Sessa with ayes by all present.

Motion to approve the application was made M. Sessa, second by J. Oviedo
Ayes: Mayor Araneo, H. Aumack, W. McDermott, J. Oviedo, M. Sessa, C. Demarest,
J. Kovacs-Olsen

Motion to adjourn at 7:30PM was made and carried.

The next regularly scheduled Planning Board Meeting will be Thursday, July 25, 2024.