

The Keyport Unified Planning Board held a Regular Meeting on December 5, 2024, which was called to order by Joseph Merla at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute.

Present: Chairman Merla, Mayor Araneo M. Sessa, J. Oviedo, W. McDermott, D Pacheco, C. Demarest

Absent: Councilmember Peperoni, H. Aumack, J. Kovacs-Olsen

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

MINUTES: OCTOBER 24TH

Motion to approve minutes was made by D. Pacheco, second by M. Sessa

Ayes: Chairman Merla, M. Sessa, J. Oviedo, W. McDermott, D Pacheco

Abstain: Mayor Araneo, C. Demarest

**RESOLUTION: KUPB 24-12 BLAZE KEYPORT LLC
AMENDMENT OR REVISION TO
SITE PLAN
105 HIGHWAY 35
BLK 110 LOT 24**

MOTION TO APPROVE RESOLUTION:

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

Ayes: Chairman Merla, M. Sessa, J. Oviedo, W. McDermott, D Pacheco

Abstain: Mayor Araneo, C. Demarest

**APPLICATION: KUPB 24-13 ABROHOM SCHLAFF
ZONING APPEAL/INTERPRETATION
3 CASS STREET
BLK 33 LOT 16**

Mr. Robert Shea, Attorney for applicant spoke about the appeal. He stated that he had a conversation with Mr. Leckstein and disagreed with Mr. Leckstein about the time frame of the 20 days. Mr. Shea spoke about appealing the zoning officer Paul Murphy's letter. Mr. Leckstein stated that Mr. Murphy is Code Enforcement and Mr. Taylor is the zoning officer. There was further discussion regarding letters that was sent to the applicant.

Motion to go into executive session at 7:30PM was made by Mayor Araneo, second by Chairman Merla

Motion to go back into public session at 7:47PM was made by J. Oviedo, second by D. Pacheco with ayes by all present.

Mr. Leckstein read off the options for the Board to consider.

There was a motion to deny both the appeal and the interpretation.

Motion to deny all based on the 20-day rule was made by Chairman Merla, second by D. Pacheco

Ayes: Chairman Merla, Mayor Araneo, M. Sessa, J. Oviedo, W. McDermott, D Pacheco,
C. Demarest

Motion to adjourn at 7:52P was made by Mayor Araneo, second by J. Oviedo with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, January 23, 2025.