

**KEYPORT UNIFIED PLANNING BOARD
MEETING OF FEBRUARY 26, 2026 at 7PM
Regular Meeting**

CALL TO ORDER PM

SUNSHINE LAW NOTICE:

FLAG PLEDGE:

ROLL CALL:

____ Mayor Araneo, ____ Councilmember Bergen, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

MINUTES: JANUARY 22, 2026

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Bergen, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

**APPLICATION: KUPB 25-01 ABROHOM SCHLAFF
 ZONING APPEAL/INTERPRETATION
 3 CASS STREET
 BLK 33 LOT 16**

APPLICANT HAS WITHDRAWN APPLICATION WITHOUT PREJUDICE.

**REQUEST FOR EXTENSION: EMAIL REQUESTING A ONE-YEAR EXTENSION FOR
KUPB 23-03 NICA NICA**

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Bergen, Chairman Oviedo ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

REQUEST FROM CLERK – Review Ordinance for consistency Ordinance No. 2026-03

AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, TO AMEND CHAPTER 25 OF THE CODE OF THE BOROUGH OF KEYPORT TO CREATE SECTION 21-1-15.21 ENTITLED “MANDATORY AFFORDABLE SET-ASIDE” TO ADDRESS THE BOROUGH’S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS. (This ordinance was passed upon introduction at the February 17, 2026 Council Meeting.)

Motion made by _____ Second by _____

____ Mayor Araneo, ____ Councilmember Bergen, Chairman Oviedo ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

**APPLICATION: WILLOW RECOVERY
 46-48 HIGHWAY 36, LLC
 BLK 106, LOT 1
 SITE PLAN/USE AND BULK VARIANCE**

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 Bergen, Chairman Oviedo ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

**APPLICATION: KUPB 24-14 104 GREEN GROVE LLC
 104 GREEN GROVE AVE
 BLK 103 LOT 76
 USE VARIANCE / BULK VARIANCE APPLICATION (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 Bergen, Chairman Oviedo ____ W. Kane,
____ H. Aumack, ____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

**APPLICATION: KUPB 25-09 JENNIFER KAYE MEEHAN
 176 SECOND ST
 BLK 11 LOT 134
 USE VARIANCE / MINOR SITE PLANS (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 Bergen, Chairman Oviedo _____ W. Kane,
_____ H. Aumack, _____ T. Burke, _____ C. Demarest, _____ S. Dixon, _____ F. Occhuizzi

Alternates: _____ K. Bartolome, _____ A. Alfano

ADJOURNMENT: PM

The next scheduled Planning Board Meeting will be Thursday, March 26, 2026.