

**KEYPORT UNIFIED PLANNING BOARD
MEETING OF MARCH 26, 2026 at 7PM
Regular Meeting (amended 3/26/26)**

CALL TO ORDER PM

SUNSHINE LAW NOTICE:

FLAG PLEDGE:

ROLL CALL:

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

Alternates: ____ K. Bartolome, ____ A. Alfano

MINUTES: FEBRUARY 26, 2026

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

**RESOLUTION: KUPB 24-14 104 GREEN GROVE LLC
 104 GREEN GROVE AVE
 BLK 103 LOT 76
 USE VARIANCE / BULK VARIANCE APPLICATION**

MOTION TO APPROVE:

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

**RESOLUTION: KUPB 25-09 JENNIFER KAYE MEEHAN
176 SECOND ST
BLK 11 LOT 134
USE VARIANCE / MINOR SITE PLAN**

MOTION TO APPROVE:

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 25-12 LADA SAIKINA
23 BEERS STREET
BLK 39 LOTS 24 & 25
MINOR SUB DIVISION**

Applicant has asked to be carried without further notice to the April 23, 2026 meeting

MOTION TO CARRY:

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 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

**APPLICATION: KUPB 26-01 CHRISTINA & DARREN GREENBERG
144 THERESE STREET
BLK 9 LOT 57
SITE PLAN/VARIANCE (will be carried to the April 23, 2026
Meeting)**

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 25-05 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

ADJOURNMENT: PM

The next scheduled Planning Board Meeting will be Thursday, April 23, 2026.