

Alternates: K. Bartolome, A. Alfano

APPOINTMENT OF ATTORNEY: **M:** **S:** **A:** **N:**
____ Mayor Araneo, ____ Councilmember Merla, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ A. Alfano, ____ K. Bartolome

APPOINTMENT OF ENGINEER: **M:** **S:** **A:** **N:**
____ Mayor Araneo, ____ Councilmember Merla, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

APPOINTMENT OF PLANNER: **M:** **S:** **A:** **N:**
____ Mayor Araneo, ____ Councilmember Merla, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

Meeting Dates for 2026:

February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026
October 22, 2026
November 12, 2026
December 10, 2026
January 28, 2027

***All meetings are held on the
4th Thursday of the month at 7:00
PM in Council Chambers.

Exceptions:

The November and December
meeting will be held the Second
Thursday of the month because
of the holiday.

MOTION TO APPROVE DATES: **M:** **S:** **A:** **N:**
____ Mayor Araneo, ____ Councilmember Merla, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ F. Occhuizzi

Alternates: ____ K. Bartolome, ____ A. Alfano

MINUTES: OCTOBER 23, 2025 AND NOVEMBER 6, 2025

Motion made by_____ Second by _____

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

Alternates: ____ K. Bartolome, ____ A. Alfano

**RESOLUTION: KUPB 25-08 OUTFRONT MEDIA
83-87 ROUTE 35
BLK 8 LOT 9
USE VARIANCE/SITE PLAN**

MOTION TO APPROVE RESOLUTION:

____ Mayor Araneo, ____ Councilmember Merla, ____ 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**

Applicants Attorney has requested that this application be withdrawn without prejudice.

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

MOTION TO CARRY THE FEBRUARY 26TH MEETING WITHOUT FURTHER NOTICE:

Motion made by_____ Second by _____
____ Mayor Araneo, ____ Councilmember Merla, _____, Chairman Oviedo, ____ W. Kane____
Mayor Araneo, ____ Councilmember Merla, ____ W. Kane, ____ H. Aumack,
____ T. Burke, ____ C. Demarest, ____ S. Dixon, ____ J. Oviedo, ____ 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 CARRY THE FEBRUARY 26TH MEETING WITHOUT FURTHER
NOTICE:

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

Alternates: ____ K. Bartolome, ____ A. Alfano

ADJOURNMENT: PM

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