

KEYPORT UNIFIED PLANNING BOARD

Regular Meeting Agenda & Action Sheet

Meeting Date	July 23, 2026	Time	7:00 PM
Meeting Type	Regular Meeting	Location	

OPENING ITEMS

Item	Notes / Time	Done
Call to Order		☐
Sunshine Law Notice		☐
Flag Pledge		☐
Roll Call		☐

ATTENDANCE / ROLL CALL

Member	Present	Absent	Abstain / Recuse
Mayor Araneo	☐	☐	☐
Councilmember Bergen	☐	☐	☐
Chairman Oviedo	☐	☐	☐
Christopher Hicks	☐	☐	☐
H. Aumack	☐	☐	☐
T. Burke	☐	☐	☐
S. Dixon	☐	☐	☐
F. Occhuizzi	☐	☐	☐
Atl: K. Bartolome	☐	☐	☐
Atl: K. Bartolome	☐	☐	☐
Alt: A. Alfano	☐	☐	☐

ACTION ITEMS

Minutes Approval March 26, 2026	
Motion to Approve Minutes	
Motion made by: _____ Second by: _____	
Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐ F. Occhuizzi: ☐	

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

Minutes Approval | April 23, 2026

Motion to Approve Minutes

Motion made by: _____ Second by: _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

Minutes Approval | May 28, 2026

Motion to Approve Minutes

Motion made by: _____ Second by: _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐ F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

KUPB 26-03 | JMC – 108 Church, LLC

220 Second Street | Block 134 Lot 14

Resolution — Bulk (“c”) Variance and Minor Site Plan

Motion to Approve / Deny Resolution

Motion made by: _____ Second by: _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

KUPB 25-12 | Lada Saikina

2 Beers Street | Block 39 Lot 24 & 25

Resolution — Minor Subdivision

Motion to Approve / Deny Resolution

Motion made by: _____ Second by: _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

KUPB 25-11 | Preferred Mechanical Inc

18 Madison Street | Block 1 Lot 7

Resolution — Preliminary and Final Site Plan Approval

Motion to Approve / Deny Resolution

Motion made by: _____ **Second by:** _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

KUPB 21-03 | Hudson Pointe

75 Manchester Avenue | Block 120 Lots 8.01 & 9.01; Block 130 Lot 42.01 & 49.01

Amended Preliminary & Final Major Site Plan Application

Motion to Open to the Public

Motion made by: _____ **Second by:** _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

Motion to Close to the Public

Motion made by: _____ **Second by:** _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

Motion to Approve / Deny Application

Motion made by: _____ **Second by:** _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

ADJOURNMENT

Motion to Adjourn

Motion to Adjourn

Motion made by: _____ **Second by:** _____

Mayor Araneo: ☐ Councilmember Bergen: ☐ Chairman Oviedo: ☐ H. Aumack: ☐ T. Burke: ☐ S. Dixon: ☐
F. Occhuizzi: ☐

Alternates: K. Bartolome ☐ A. Alfano ☐

Vote: Approved ☐ Denied ☐ Carried to next meeting ☐

The next scheduled Planning Board Meeting will be Thursday, August 27, 2026