

**Planning Board Minutes
Borough of Kenilworth
JUNE 8, 2017**

The meeting began with an affirmation of the Open Public Meetings Act. The schedule of meetings is on file in the Borough Clerks' office, was posted on the bulletin board, and has been mailed to the Local Source, and the Star Ledger.

Pledge of Allegiance was led by Chairman Picerno.

Roll Call: Present: Mr. Clementi, Mr. Picerno, Mr. David, Mr. Schielke, Mr. Pantina, Mr. Mazzeo, Mr. Pinto. Also present were Mr. Bongiovanni, Planning Board Attorney, Kevin O'Brien, Planner and Christian Cueto from Harbor Engineering.

Approval of May 11, 2017 Minutes

Motion was made by Mr. David, seconded by Mr. Mazzeo All in favor.

Communications: None

Resolutions: Ordinance No. 2017-04
An Ordinance to Reduce the Requirements Imposed Upon An Applicant Taking An Appeal From An Action Of The Zoning Officer Within The Borough of Kenilworth By Amending Articles Four (4), Five (5) And Six (6) Of Chapter 225 Of The Municipal Code of The Borough

Motion was made by David, seconded by Mr. Clementi to approve a resolution approving changes to Ordinance 2017-04: Roll Call: Mr. Picerno, Mr. Clementi, Mr. David, Mr. Schielke, Mr. Pantina, Mr. Mazzeo and Mr. Pinto all voted yes.

New Business:

Application Variance 2-17

Rafaele Pugliese
12 North 8th Street
Block 72, Lot 23

The Attorney for Application #2-17 said that he was advised by Mr. Bongiovanni that the Board does not have 7 voting members and for that reason he is requesting the hearing be adjourned until July 13, 2017. Mr. Bongiovanni said there will be no further notice to the public on that matter.

Mr. Picerno addressed members of the public who were in the audience and advised them that this application has been postponed until July 19, 2017.

Application Minor Site Plan #359

Kenilworth Pizza, LLC
1 North 21st Street
Kenilworth, NJ 07033

Mr. Centanni and Mr. Attilio Guarino and Theodore Boyadjis were sworn in by Attorney Bongiovanni.

Mr. Lawrence Centanni, 277 North Board Street, Elizabeth, NJ - Mr. Centanni said he represents Kenilworth Bar and Pizza which will be known as Ava's Kitchen. Ava's Kitchen will feature different dishes, innovative cocktails, craft beers and wines. This application is just for the façade of the building and there is no change in use and no changes in the building footprint.

Mr. Attilio Guarino - Mr. Guarino said Ava's Kitchen is going to specialize in Brick Oven Pizza and also a lot of comfort food dishes and classic Belgium style dishes and they hope to bring local families into their restaurant. He said they want to change the façade because he feels the current façade is an eyesore for the town and he would like to dress it up with an old English style décor.

Mr. Picerno asked nothing inside the building...just the façade? And Mr. Guarino replied yes for the interior they are going for a rustic/industrial décor.

Mr. Schielke asked where the name Ava came from and Mr. Guarino replied it is his daughter's name.

Mr. Clementi asked if the façade will be stucco? Mr. Guarino said the façade is all wood and painted one solid color. The reason they decided to go with this décor is because the building has all different colors of brick and he wants to make the restaurant section to stand out from the rest of the building. They will have a lot of trim work and nice windows that open up that will make it look real nice.

Exhibit A-1 architectural drawing of the site was entered into evidence.

Mr. David asked if Le Rendezvous Bistro is staying where it is and the answer was yes.

Mr. Bongiovanni asked Ms. Boyadjis if she drew up the plans and he asked if her license number is on the plans and Ms. Boyadjis said yes. He asked her what year she was licensed and she replied 2015? Mr. Bongiovanni said she is a licensed architect and she is competent to testify. Mr. O'Brien asked if she has appeared before other Boards and Ms. Boyadjis replied this is her first appearance.

Theodore Boyadjis, architect - Ms. Boyadjis said they are not changing the use, they are just changing the façade. She said right now the building has textured stucco and 3 doors. They are proposing to keep 2 entry doors and make them clearly defined with different trim and they want to add larger windows into the dining area of the restaurant and bi-fold glass doors into the bar area. The signs will be painted onto the wood which is a little mix of modern and classic signage.

Mr. Mazzeo asked if the improvements start where the old roof comes off....and the brick above stays as is? Ms. Boyadjis said yes, we are removing 1 sign that is already on the building.

Mr. Clementi asked if there would be outdoor dining plan? Mr. Centanni said in the future there will be, maybe next year or the year after but it is not part of this application.

Mr. O'Brien said outdoor dining is allowed, they do not need any special permission from us so it does not have to be part of the site plan application.

Mr. Picerno asked Mr. O'Brien and Harbor Consultants if they conferred with Zoning Officer Bob Herbert on the signage and meeting all the requirements and things like that? Mr. O'Brien said it was his understanding that it met the requirements of the ordinance and he did not speak specifically with Mr. Herbert but his opinion is always welcome. Mr. Picerno asked Mr. Herbert to speak as the Borough Zoning Officer.

Mr. Herbert was sworn in by Attorney Bongiovanni.

Mr. Robert Herbert, Zoning Official for the Borough of Kenilworth – Mr. Herbert thanked the Chairman for inviting him up. He said the previous Master Plan stated that the facades had to look colonial and previous boards over the years did not enforce that. He said he knows whatever they are proposing now is better than what is there but he is asking the Board to consider the long term, will the French fit in with our downtown future improvements. He said people are investing money in our town which is great but do we want our downtown to look like multiple things, in the past our Master Plan said it had to be a colonial look. He is just asking the Board and the professionals to take that into consideration, we don't want mix match of all the different looks. The towns around us have uniformity whether its French , Italian or colonial or whatever.

Mr. Centanni asked if Mr. Herbert was speaking as Zoning Officer or the public. Mr. Bongiovanni said that Mr. Herbert did not say there was anything that doesn't comply, it was just his thought process.

Mr. Picerno said there was a time, especially during the Master Plan when we wanted to have a theme up and down the Boulevard. He does not think that still holds true? He does not think this plan is offensive or doesn't meet the criteria of what we are looking for in our town.

Mr. O'Brien said the prior Master Plan that proceeded 2011, talked about a colonial type appearance and that discussion carried over into the current Master Plan which took effect in 2011. That colonial type of look was encouraged but that is a Master Plan phrase and Master Plan document which has no authority in terms of the ordinance or specifying what anyone can do...instead its guidance to use when we look at a site plan that comes in front of us. Because this is a minor site plan and they are taking an existing building and existing use and making very minor changes to it, the question before you as the policy makers would be whether or not that guidance of a master plan encouraging a particular look ...is that appropriate in this type of application.

Ms. Boyadjis said as far as the style they do plan on keeping it...they think it has a colonial aspects.... they were trying to also keep that in mind when they were designing this.

Mr. Picerno said with the box type windows ...he can see colonial attributes....Mr. Schielke said it is French colonial. He said it was a good point that the Zoning Officer brought up to try and

keep the continuity of our town flowing however he also said it is a far cry from what it looks like now.

Meeting Open to the Public on Application #359

Motion was made by Mr. David, seconded by Mr. Schielke to open the meeting to the public. All in favor.

Mr. Rafael Pugliese, 17 North 21st Street, Kenilworth, NJ – He said he could not see the picture but he is a neighbor. He said they had a very nice food restaurant and combination of a bar and he asked what is going there...will it be a bar, a restaurant and/or a combination?

Mr. Bongiovanni said the applicant has explained and in keeping with the ordinance, there are no changes to the building at all and no change to the use whatsoever, the only thing that is being changed is the façade that has been described. Mr. Picerno said it is going to be an eating establishment with bar. Mr. Pugliese said Emma's pizza in Cranford is one of his favorite places and he welcomes a good business to town. He said they should try not to bring in rough clients....because the last time he was at a meeting there were complaints about motorcycles and stuff at 2:00 in the morning...he said there is no reason for anyone to be there after midnight. He welcomed the business.

Mr. Picerno said this restaurant is very different, like day and night.

Gerald Grillo, 4 Senica Rd., Cranford, NJ - Mr. Grillo said he has known Attilio Guarino since he opened in Cranford 14 years ago. The gentleman runs a tight ship and has a very successful business there and is one of the best pizza makers in the State. He has had numerous opportunities to open in numerous places throughout the State. He has entered into championship pizza contests in Las Vegas for the last three years and has placed 2nd two out of the three years. The guy is a class act, he is such a perfectionist in the places that he has looked at... He has had numerous spots on his radar over the years and has finally pulled the trigger here. He said the Borough would be very lucky to have the last 13 years that we had in Cranford with him, he is a pillar of the community. He has given to Irene when we had no power in Cranford, he just received a silver PBA card membership which is a real big deal. He gives back to the community and he runs a tight ship with his business. He said he can testify that whatever he says he is going to do, he is going to do.

Motion was made by Mr. David, seconded by Mr. Mazzeo to close the meeting to the public. All in favor.

Mr. O'Brien said he is waiting for testimony on his report, there were some specific suggestions. He suggested they go to page 5 where it says comments. Mr. Centanni asked to go off the record for a minute.

Mr. O'Brien said the minor site plan ordinance requires the staff to go through the design standards and if there is anything in the design standards that pops out we should bring the applicants attention to it so they can address those standards to make sure they meet them because that is part of the review that you would perform, if they meet them then we can go forward.

Mr. Centanni asked Ms. Boyadjis if she reviewed paragraph 4 of the Planners comments, it says applicant to discuss colors and materials and finishes of the building and how the proposed will blend in with the building and area....he asked Ms. Boyadjis to comment.

Ms. Boyadjis said the wood trim would be painted, a lot of the other buildings and store fronts around the area either had white or some kind of awning. They are not touching any of the brick that is on the building and she thinks it would blend in fairly well even though it doesn't have awnings. She also thinks the white color and the painted signage will blend in with what is around it and the glass doors will be metal doors with wood trim. With regards to landscaping, the building is surrounded by sidewalks so they would not be changing the sidewalk that is there. There are a few bushes off to the side which they would not be touching. Mr. O'Brien asked if they would consider adding planters on the sidewalk. She said we can consider that....she said they were discussing in the future outdoor dining and maybe at that time putting planters.

Mr. Picerno said it is such a tight area, to put a planters out there it would be difficult for outdoor seating.

Mr. O'Brien said perhaps boxes at the windows or put the 2ft. ones along the curb.

Mr. Picerno said it is a narrow areahe knows we like to look at greenery but the more you put out there, the more interference you will have with the sidewalk. Mr. Picerno said sometimes less is more, we like to see it but sometimes greenery may get in the way. He wants to caution this because when we talk about it and it becomes part of a condition then they are going to be required to do it and he doesn't know if that holds true in this environment.

Mr. O'Brien said if the Board doesn't wish them....

Mr. Centanni said to Theodora that the last point in paragraph 4 talks about the location of the HVAC equipment and he asked her to provide comment on that.

Ms. Boyadjis said all the HVAC equipment besides the condensers will be located inside the basement of the building, the AC condensers are already on the roof and we don't plan on changing that location.

Mr. Centanni said that Mr. Attilio is willing to anything to make it blend in with the community and make it part of Kenilworth because he wants to be here for 40 more years.

Mr. O'Brien said that Mr. Vinegra had no comments.

Motion was made by Mr. David seconded by Mr. Pantina to approve Minor Site Plan Application 359. Roll Call: Councilman Clementi, Mr. Picerno, Mr. David, Mr. Schielke, Mr. Pantina, Mr. Mazzeo and Mr. Pinto all voted yes.

Comments for the Good of the Board - None

Meeting Open to the Public

Motion made by Mr. Clementi seconded by Mr. David to open the meeting to the Public.

No one wished to speak.

Motion made by Mr. David seconded by Mr. Picerno to open the meeting to the Public.

Adjournment

Motion to adjourn was made by Mr. David, seconded by Mr. Schielke. All in favor.

Respectfully submitted by:

Kathleen Moschitta
Recording Secretary