

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING, JULY 12, 2018. CHAIRMAN PICERNO PRESIDED.

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. Schielke, Mr. Picerno, Mr. Grimaldi, Mr. David, Mr. Pantina, Mr. Callelo, Mr. Mazzeo, Mr. Cuppari. Also present were Borough Planner, Kevin O'Brien, Louis Rago, Planning Board Attorney and Mr. Christian Cueto, Planning Board Engineer. Mr. Ladauti and Mr. Jones were absent.

Approval of June 14, 2018 Minutes

Motion was made by Mr. Schielke, seconded by Mr. Grimaldi. All in favor.

Communications: None

Resolutions: None

New Business: Application #371 Minor Site Plan
East Coast Emergency Lighting
636 North Michigan Avenue
Block 2, Lot 9

Mr. John Bazzurro representing East Coast Emergency Lighting for a minor site planning application, 636 North Michigan Avenue, Block 2, Lot 9. This is a stand alone building on a .33 acre lot. The present use of the property is light industrial commercial and his client intends plans on operating their emergency lighting business from the location. The emergency lighting business entails police departments and fire departments bringing smaller vehicles and SUV's to the location for purposes of updating them with emergency equipment such as lighting and sirens. Mr. Bazzurro said he can have the owners testify as to what their operations are. He said he submitted a letter to the Board and he can go through it himself or, if the Board prefers, he can have them testify...it's up to the Board. Mr. Picerno said if Mr. Bazzurro can handle the application...it is fine with the Board. Mr. Bazzurro said the operations manager and the owner are here so if you have any questions, feel free to put them under oath and ask them questions. Mr. Bazzurro said the business has been in business for over 20 years, they have other locations within the State of New Jersey in Millstone Township, they also have a business located in Tappan, New York and a business in Virginia. They have been doing this for a long time and they know what they are doing and are pretty confident as to what is going to go on at that location. They will have 3 employees at the beginning who are installers. Police Departments and Fire Departments will drop off cars, sometimes 4 or 5 at a time, the cars will be placed in the back lot of the location waiting to be up-fit. The interior of the building can probably hold 12 cars, they are up-fit with emergency lighting and then the police and fire departments come back and pick them up. Any cars that are waiting to be up-fitted will either remain inside the building while the other cars are being up-fitted within the building or in the back lot, they will not be on the front portion of the building. At the beginning they will have 3 employees and once they build up the location...they may be 6 employees. Right now they are

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in south Jersey and they have an established business, they do most of the police departments in Monmouth, Middlesex and Ocean Counties. They also have a fairly big presence in north Jersey in Newark, Elizabeth and Kenilworth. Once they establish themselves here they will probably grow to 6 employees. Based on the configuration of the property they feel they will have enough parking in the back of the building for their employees plus any cars that are waiting to be up-fitted. There should be no employee parking in front of the building, the only parking in the front of the building would be that of customers who are dropping off cars. When they drop off cars obviously they have to bring another car to drive the people back, they don't anticipate having more than 3 customers there at a time, usually they come one at a time to pick up their cars.

Mr. Bazzuro went over Mr. O'Brien's letter of July 6, 2018 and in that letter he indicated that the Disclosure of Ownership Form for the property owner were missing however they were previously submitted to the Board but he had copies which he gave to the Board Secretary. Another comment by Mr. O'Brien had to do with the sign, originally they did not submit a sign application and he wanted that to be part of the application so subsequent to his June 20th letter he submitted 2 graphics, one of the free standing sign on the property and the other of the sign on the front of the property. He said Board Members should have that in their packet...so that comment was taken care of. Mr. O'Brien said that was just a suggestion, not a requirement. Mr. Bazzuro said he agreed with the suggestion. There are other issues, page 5 of his letter under planning comments, the first one talks about additional planters along the building. He said if you look at the picture of the front of the building which was taken in the middle of June, there are planters in front of the building, from left to right there is a garage bay and then a door and then there are windows and underneath those windows are stacked paver planters with vegetation. He doesn't know if you want anything else there but you asked for vegetation along the façade of the building and it is already there. Mr. O'Brien said or in the parking lot and he thought perhaps something along the front, right now you have a full curb cut along the 96 ft. of the front and he was thinking perhaps some planters along that to delineate an opening an exit or egress from there rather than to have people pull in across the full almost 100 ft. Mr. Bazzuro said he has no problem with that but his only issue with that is that if you look at the picture for the façade, there is a vehicle parked there and a number on vehicles are going to pull in and out of the bay so obviously we are not going to have it along that location, he does not know the clearance so if someone is parked head on into the façade and they have back out in order to exit in front of the garage bay door he does not know if the planters, and he is assuming you want a sidewalk area also.....he will do whatever you want but he would think we would need the Borough Engineer to tell us where the planters should go and then he would have to at least confirm that under your ordinance there would be clearance for the parking spaces. Mr. O'Brien said it goes to the second issue which is delineate the parking so between these two perhaps we can work something out and you can certainly work with Mr. Cueto. Regarding the parking stripes, Mr. Bazzuro said this building has been there for a number of years, it is not concrete, it is actually pavers so from an aesthetic point of view did not want to put striping over nice aesthetic pavers but he understands your concerns and that is why he offered the testimony of only being 1, 2 or 3 at the most customers at a time. He said, it's at the discretion of your engineer but he has been to the building and he thinks it would be very tight if we put planters in front, the lines he has no problem with that but he would have to figure out your ordinance about how big the spaces had to be and we would have to figure out how many spaces could actually go there. Mr. O'Brien said you actually have about 40 ft. of clearance between the front of the building and the paved avenue and a standard is 24 ft. wide so there is room to do something and he will leave it to Mr. Cueto if he wants to suggest something or you may want to work with him later. Mr. Cueto said he will work with Mr. Bazzuro later and Mr.

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Bazzurro said we can figure out the right of way for the sidewalk. Mr. O'Brien said and that's got the pavers on it already so you don't have to do anything else.

Mr. Picerno said he could not hear the last exchange between Mr. Bazzurro, Mr. O'Brien and Mr. Cueto and he asked if they said they wanted stripes on those pavers? Mr. O'Brien said no the two issues of some greenery in front and delineating the parking spaces were concerns that he had and Mr. Bazzurro said that they would be willing to do something and work with Mr. Cueto about providing something and between the two of them they can figure something out so if the Board were favorably disposed perhaps the resolution would state that the applicant will provide these things in accordance with Mr. Cueto our engineer. Mr. Rago asked what are the options for delineating the spaces other than stripping. Mr. O'Brien said you could use curb stops. Mr. Cueto said that was what he was thinking. Mr. O'Brien said or signage. Mr. Bazzurro said he did not want to get into an engineering discussion with the Board, he is on the Planning Board in Freehold and curb stops are one of the things they have a problem with down there because they are a tripping hazards, no matter what color you paint them people are tripping over them so now we are talking about balusters when there is new construction. He said he will do whatever your engineer wants so and he will speak with Mr. Cueto after the meeting or call him tomorrow whatever Mr. Cueto wants.....Mr. Cueto said either one is fine. Mr. Picerno said we don't want to see line striping on that area, signage would be appropriate if we could do that, the curb stops are a bit of a pain in the neck. Mr. Cueto said he would be OK with signage. Mr. Grimaldi said this was an auto body shop and there were cars there. He would assume that when he gets deliveries and some might be on a weekend, a fire company drops off 2 emergency vehicles on a Saturday, he might have to sit them in the front before they get pulled in the front but he is fitting fire trucks, pumper trucks, ambulances, limiting turning radius in the front could be problematic taking into consideration the traffic pattern on that street. He would ask that the pedestrian entrance get protected and secured that access to the door is clear and keeps safe. Also trim the bushes and make sure it's not in any type of failure for the maintenance code, the property is in pretty good shape. He said as far as delineation something that is even less visible but has safety could be the same thing we use on the streets, the indicator reflector pieces that could just be bolted right to the ground, visually you don't see them... you don't see them as you are driving by but when your light hits them you can see them at night but it doesn't stop a vehicle from pulling in and making a turn. He said wheel stops, ADA lawyers love wheel stops. Mr. Schielke said we have to keep in mind that this is Michigan Avenue. Mr. Grimaldi said cleaning up the side property and trimming the bushes and bring it back up to code and let it reflect on how he keeps the property. Mr. Bazzurro said they will absolutely take care of the vegetation in the front. Mr. Grimaldi said even with that if something was submitted to the professionals stating this is a little squirrely and we will clean this up and then the Chairman can review it with the professionals. Mr. Bazzurro said he was just there, the vegetation is evergreens in the front planter box and they are growing and the plan would be to trim them so they don't block the light going into the front offices, other than that they are not going to exceed out over the flower boxes or exceed above the windows so they will keep them nice and trimmed. Mr. Picerno asked if any of the Board members have been to their other properties to see how they are kept? No one visited other sites. Mr. Bazzurro said, full disclosure, Dawn is his wife and she owns the business, his law practice is in the same building as her business in Millestone so he is not ashamed to have his clients pull up to the front of the building. All of the stuff, the cars, are in the back of the building and it's the same set-up, that is why they wanted the space because there is a delineation from front to back. Mr. Pantina asked if he was owner and counsel and Mr. Bazzurro said no his wife is the owner. Mr. Schielke said there may be an issue with people parking in your lot at night because of the establishment across the street. Mr. Bazzurro asked if they Board had any suggestions as to how to prevent people from parking in their lot...is there signage or is it just an enforcement

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issue with your Police Department? Mr. Picerno said on his property they have a tow truck company that they had to hire but we had to do it by ordinance and there is a sign on the building that says you are not allowed to park here per Ordinance No. *** . It's an agreement or a contract that you have with that tow truck company. You can't just put up a sign and say no parking or you will be towed because you can't just tow someone's car, it has to be by ordinance and it has to be on the bottom of that lacquered sign. Mr. Bazzurro asked if the ordinance was within the Borough? Mr. Bazzurro said he will put up whatever signs you want. He said going back to the list, the next two things he thinks were taken care of which was the signage detail for your approval and the last thing was the disclosure of ownership and property owner and business owner. Mr. Pantina asked if there was any difference in the parking requirements for former vs. present use? Mr. O'Brien said no because we are considering this an auto repair service facility much like it was before and it meets the ordinance. Mr. Pantina asked if there was enough room in the back for employees and the storing of vehicles and the excess vehicles that aren't going to come up to the front?

Mr. Michael Minucco was sworn in by Mr. Rago. Mr. Minucco is the general manager of Installation facilities.

Mr. Minucco said there is room for approximately 15 vehicles in the back lot and that is directly behind the building, the employees will be parking on the side. He said in the beginning there will only be 3 installers there so 3 vehicles at the present time.

Mr. Pantina said it looks like you don't have many deliveries. Mr. Minucco said deliveries are minimal and the majority of deliveries will be done by our facility with the shop manager that will be delivering in a small transit van so he would be in the bay unloading and going right back out.

Mr. Picerno asked about lighting to the side of the building and he asked what is going on over there?

Mr. Minucco said it is very well lite on the front of the building. Mr. Rago asked how was the signage lit and how long does it stay on? Mr. Minucco said it is back lit and it will be on a timer from when the sun goes down to when the sun comes up. He said there is a time and temperature on the sign and there are no other moving parts. Mr. Picerno asked if there was any movement to put any type of wall sconce on the side of the building? Mr. Bazzurro they have cameras and alarm system and that will entail club lighting.

Mr. O'Brien said this is a minor site plan for the Board's consideration and they can take whatever action they deem fit which will be put in a resolution prepared by our attorney.

Mr. Cueto said the issue with the parking in the front and the possible placement of the planters along the front. Mr. Picerno said that is a minor thing that we can work out...there is nothing major to work out.

Mr. David said regardless of whether they are emergency vehicles or not, he is not a big fan of overnight parking in front of a business establishment...the previous business was an auto body shop and they used to leave beat up vehicles, he knows that's it is probably not the case here, but personally he does not like to see parking in front of any business establishment when it is not open.

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Mr. O'Brien said perhaps we should ask if that is their practice because they have a gated side and rear. Mr. Minucco said they have to be gated to be in compliance with our contracts, they have to be in a gated lot, cars cannot be left out of the gated area.

Mr. Rago said so you will have parking and storage in the rear and he asked if you will have any overnight parking in the front? Mr. Minucco said very rarely. Mr. Picerno said he does not want to make that part of a condition. The gentleman already expressed that 95% of the time everything will be behind a gate.

Motion was made by Mr. David, seconded by Mr. Cuppari to open the meeting to the public on Application #371 East Coast Emergency Lighting. All in favor.

No one wished to speak.

Motion was made by Mr. David, seconded by Mr. Grimaldi to close the meeting to the public on Application #371 East Coast Emergency Lighting. All in favor.

Mr. Picerno said he did not think there were any conditions except a discussion about the planter and signage and the parking? Mr. O'Brien said the parking is to be worked out with Mr. Cueto. Mr. Picerno asked if the Board was in favor of the way that that is being handled with Mr. Cueto and Mr. Bazzurro? Mr. Schielke said the way he understands it is that they are going to do whatever we decide but if we decide there is just something minimal like putting up a sign or what have you then that is going to be acceptable.

Mr. Grimaldi suggested to our engineer that not much get done across the front because it works right now, the gentleman has already testified that his plans are not to have anything in the front and just maintain and clean it because it is not that bad.

Motion was made by Mr. David, seconded by Mr. Grimaldi to approve Application #371 Minor Site Plan. Roll Call: Mr. Schielke voted yes, Mr. Picerno voted yes, Mr. David voted yes, Mr. Cuppari voted yes, Mr. Grimaldi voted yes, Mr. Pantina voted yes, Mr. Callelo voted yes and Mr. Mazzeo voted yes.

County of Union, NJ
Gallop Hill Golf Course
21 North 31st Street
Block 184, Lot 3

Mr. William Giordano, 79 West Grand Street, Elizabeth, NJ, he works for the County of Union Division of Motor Vehicle.

Mr. Giordano was sworn in by Mr. Rago.

Mr. Rago said this is a Section 31 review, the County has plans and it is our job to listen and to understand and to make recommendations if the Board so chooses. The applicant can either agree with the recommendations or not agree. Mr. Rago asked what Mr. Giordano's relationship to the application is?

Mr. Giordano said he is the name on the application for the County of Union. The Division of Motor Vehicles is ultimately in charge of all the fuel sites within the County. We do the maintenance, the updates and the upgrades and anything to do with them. He said in this case

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it is a process of starting to update their fuel sites. They were put in during the late 80's and early 90's and the thought with the Galloping Hill project was to put bigger tanks in there because when the County undertook building the new courthouse down in Elizabeth they took out one of our large capacity fuel sites. There is not a whole lot of property or good places so we chose to put the 8,000 gallon above ground tanks at this site to be back-up. He said during Sandy, every municipality in the County got fuel from the County because we were the only ones to provide. He said ultimately our hope is to maybe eventually have some sort of back-up emergency generator on the site and in the event of a problem we will be able to provide fuel. Galloping Hill is probably about the best property we have. In the parks we have 1,000 and 2,000 gallon tanks so that is what the project is, we are going to put AST's where we can and where they are permitted so that is the outline of what we are building. He said he would be able to answer any questions.

Mr. Grimaldi said the tank itself...if its above grade tank it has to meet certain criteria for safety spillage and self-containment and he said this does.....right? Mr. Giordano said they are the nicest and aesthetically pleasing because you will be able to see them from the golf course. They are convault tanks, double walled with every sort of protection system on them and they have stone enclosures on the outside. Mr. Grimaldi said he asks that because on the plan, within a few feet from it are existing catch basins, so if we had 16,000 gallons of diesel going to the catch basins we would have an issue. Mr. O'Brien said they still have to meet the construction codes, those standards apply to them even though they are not here for variance or relief, those standards do still apply. Mr. Giordano said we are the backup for your police department when your fuel systems are down. Mr. Pantina said you just mentioned that they are stone enclosures so is that just a stone bedding above the slab. Mr. Giordano said they are basically enclosed and encased in stone and aesthetically they have a pebble finish on the outside. He said there are several around like at Ashbrook Golf Course and the quarry. Mr. Pantina said the County is going to drive up to these for fuel but you have bollards around all of them. Mr. Giordano said the bollards will be in small dispensers that actually mount on the tank, the pumping units are on the tanks and the dispensers are off to the side, there will be 2 dispensers on each side of the tanks so you will have diesel and gas on each side of the tank. Mr. Pantina said there is an section in our ordinance that specifically talks about above-ground storage tanks and since we don't usually get those types of application and he guesses that this never comes up...it indicates that above-ground storage tanks would have to have a solid wall enclosure and since you have put them in other towns/counties...he asked if that is required by law anywhere else? Mr. Giordano said he does not know if it is required by law anywhere else but the bottom line is that they are going to sit in tandem because the County, he does not know this for sure, in case they want to use the properties to either side of the lot so it will sit in tanum and basically you will pull on either side of the tanks and fuel and then you will be able to swing right out of the lot. He said it is a 24/7 operation where a lot of the smaller service yards are locked up due to their locations. He said it was a move to update and upgrade everything, he said in the late 80's and early 90's they put the tanks in and updated them and stuff is now getting old and it's time to upgrade and bring them up to date. He said with the Kenilworth location there was a 3 and 6 there and the thought now is to put a little bit more fuel capacity because it gives us more fuel capacity on this side of the County where the only other place is Scotch Plains DPW yard on South Avenue where we have 2 15's in the ground because there is no room in the lot.

Mr. Picerno said we can only make recommendations at this point because this is a County application but we did ask the question that we have in our ordinance/Master Plan about a wall and right now we are hearing testimony that they will have a stone fronthe is fine with it...but he wants everyone to remember that we are listening to this and if another applicant

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should come before us we would hear the same testimony and if we should say our ordinance says that it should be encapsulated or protected by a wall we need to make sure that we have fair play and it doesn't come back to haunt us. Because the door was open, he had to address it. Mr. David said this applicant is different because we can only make a suggestion, whereas if another applicant comes before us we can say...you ARE going to put a wall around this.

Mr. O'Brien said they would be required to do so by the ordinance.

Mr. Grimaldi said in reference to the stone.....you are not building a stone enclosure around it...the finish on the tanks itself is stone finish like a stone stucco on the tank itself, it is not a stone implement so you are not looking at a metal tank, you are looking at a stone finish material. It is definitely a wall.

Mr. David said if a majority of the Board feels that you should comply with our ordinance we can say we recommend the County build the wall as per the ordinance and then they can say whatever they want.

Mr. Picerno said if the ordinance says that a wall is going to go up and if we cannot mix words ...although the stone is aesthetically pleasing, the stone encapsulation is really not the wall so we should recognize that we should make a recommendation that a wall be put around these items per our ordinance, if the County chooses to do it or not do it at least this Board was in compliance with our ordinance.

Mr. Giordano said he can give Kevin a copy of the specs of the tank.

Mr. Picerno said this would be his recommendation if we are going to look at this from a perspective that we have an ordinance in place, it would be his recommendation to the County that our ordinance says that we would like to see a wall around that and that is what he is recommending by the Board.

Mr. David asked if this requires a Resolution. Mr. Rago said the ultimate action will be a vote indicating that we have reviewed the matter and we recommend XYZ. Mr. David asked if there should be a vote for approval? Mr. Rago said not really, it's a vote taken confirming that the matter has been reviewed and discussed with the Board and the Board offers the following recommendations. Right now he is hearing, which is non-binding, the sense of the Board that they build a wall around the tanks per the Borough Ordinance. He said Harbor had construction requirements with whatever State, County or Federal permits they need but right now it is the recommendation that they build a wall. That will be in a resolution and they will have it and they do what they will, so it is not a yes or no vote, it is a.... we reviewed it with the following recommendations.

Motion made by Mr. David, seconded by Mr. Grimaldi that the Board acknowledge the review of the County's application and the Board makes a recommendation to install a wall in accordance with Borough Code and all construction codes where applicable. Roll Call: Mr. Schielke voted yes, Mr. Picerno voted yes, Mr. David voted yes, Mr. Cuppari voted yes, Mr. Grimaldi voted yes, Mr. Pantina voted yes, Mr. Callelo voted yes and Mr. Mazzeo voted yes.

Mr. Giordano asked what is the next procedure because the County has been waiting for the permits so that it can get started, we did the removals, we had our inspections and we are waiting to proceed.

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Mr. Picerno said you will receive a resolution. Mr. Rago said the County will get a resolution from the Board prior to the next meeting and the Board will adopt it and if there is something that you can do and Bob is comfortable with prior to that, knock yourself out and if not, you will wait for the resolution and go from there. Mr. Giordano said basically we are waiting to get started because that site has been out of commission for a while and we need to get some footings down.

Mr. Rago asked Mr. O'Brien if they can get started? Mr. O'Brien said they need permits so whether this Board has the ability to request the Construction Department to issue permits prior to the resolution, it is up to the Construction Department whether or not they would do so.

Mr. Picerno asked if Bob can speak to this matter?

Mr. Herbert said Mr. Giordano can reach out to the Building Department and ask the Construction Official, Jerry Eger if he can reach out to you, explain your situation and you would like them to grant the permits, he is the guy who will say yes or no. He said if you call the office the girls will reach Jerry.

Mr. O'Brien said there should be some communication from the County following your receipt of our resolution indicating in a letterthank you so much we decided not to take your recommendation or that they are taking our recommendation and that closes the circle for the Board. He said that should come prior to the issuing of the zoning permits, etc. he said you can by motion this evening make a request of the Construction Department to look at the requests for permits if you so wish.

Motion was made by Mr. David, seconded by Mr. Schielke to make a request to the Construction Department to consider looking at the permits for the County as soon as possible. Roll Call: Mr. Schielke voted yes, Mr. Picerno voted yes, Mr. David voted yes, Mr. Cuppari voted yes, Mr. Grimaldi voted yes, Mr. Pantina voted yes, Mr. Callelo voted yes and Mr. Mazzeo voted yes.

Mr. O'Brien said we are authorizing Ms. Moschitta to communicate with the Construction Department your motion.

Comments for the Good of the Board

None.

Open Meeting to the Public

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

Mr. Herbert said he has information, it is not a definite but it seems to appear like a good shot that it is happening. The Blackthorn owners came in and inquired about maybe closing the Blackthorn and developing ground level commercial buildings with some residential units above. They were asking about COAH, our ordinance does allow in that zone up to 25 units to do that and he wanted to bring you up to speed. He has been contacted a few times by their engineer and their attorney asking some good zoning questions and asking me to respond to them. In his past experience when an applicant is considering an application and taking these steps they

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are pretty serious that they are going to go forward so that might be an application that will come up in front of the Board. It is going to be a development to our community and he wanted to share that with the Board.

Mr. Herbert said in the future if we get an application, residential, commercial or industrial if the first floor which is above grade is 8 ft. high and then the next 2 floors are 8 ft. even though that will meet our height requirements, we still have an ordinance that the Town only allows 2/12 stories in residential. He is asking that in any future any applications the Board look at that detail. In the past years we have had a couple that could be construed to be a 3 story structure, we have a couple of them and he is asking for the Board to look closely because that would trigger a variance and he believes there is case law stating that. He said he is familiar with different municipalities where a project was started and they said no no that's the basement but it was above grade and the town took a stance and said no you have to go back to the board and that building had to do that. He is asking the Board to look at that hard if an application comes in.

Mr. Rago said this comes up in a lot of towns in terms of what is the first floor and second you have an ordinance that says...for instance in a residential zone, no more than 35 ft. or 2 ½ stories. Very frequently it comes to 3 stories but it is 33 ft., the municipal Land Use Law only speaks in terms of feet not stories and he finds it very confusing because you can have a 3 story house that is well below the height limit, and then what's a dormer, what's a 3rd floor and he does not know how to clean that up other than just speaking in terms of feet.

Mr. O'Brien said what he has seen done and what we propose in this ordinance was the 35 ft. was sacrosanct you can't touch that and anything over that is a variance situation. The 2 ½ ft. of height that is required in the ordinance, if it's more than that, if it's 3 stories rather than the 2 ½ stories allowed it is a bulk variance so they do require relief if they go above 2 ½ stories. Mr. Herbert asked what clarifies 2 ½ stories if the ground level is 8 ft. and then there is 2 ½ stories above that. Mr. O'Brien said it's not the feet, it's the clearance that is above ground and it has to be done case by case. Mr. Herbert said so above ground, the first 8 ft. above ground and if that is living space is that a floor? Mr. O'Brien said he would have to consult the ordinance and take a look at the application.

Mr. David said this is more of a discussion for a work session.

Close Meeting to the Public

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

Adjournment

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

Respectfully submitted by:
Kathleen Moschitta
Recording Secretary

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