

SPECIAL MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING, APRIL 13, 2023. PLANNING BOARD VICE-CHAIRMAN GREGG DAVID PRESIDED. THE MEETING CAN BE VIEWED ON U-TUBE.

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 Mr. Picerno.

ROLL CALL

Mr. Picerno, Mr. David, Mr. DeMondo, Mr. Clementi, Mr. Laudati, Mr. Scuderi.

APPROVAL OF MINUTES

Motion was made by Mr. Clementi, seconded by Mr. Laudati to approve the minutes of March 23, 2022. All in favor.

COMMUNICATIONS: None

Mr. Picerno received correspondence which he will address in the public session of tonight's meeting.

NEW BUSINESS: **Application No. 6-22 & 23-0001**
 347-351 Monroe Ave., LLC
 Block 55, Lots 1, 2 & 3

Heather Goldstein, Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, presented on behalf of application 351 Monroe Avenue, LLC. The applicant is proposing a 5,558 sq. ft. building and demolish a 1200 sq. ft. building on Monroe Ave. to provide for increased storage for materials and equipment in connection with the applicant's contracting business. The applicant will be proposing a new sidewalk along Monroe Avenue, landscaping in front of the building the lot will be paved along with other ingredients. The architect and engineer will testify about the improvements that are going to be made to the site in terms of cleaning up the site, Landscaping and reduced runoff of storm water. There's only one variance 1C variance in connection with this application and it's for a maximum lot coverage. The lot coverage is 80% and the applicant is proposing 92.24% which is actually a decrease from the 98% that is currently there now, the applicant is proposing landscaping. There is one existing non-conformity which is 9.7 ft. on North 12th Street, its 9.57 and the setback is 10 ft.

Ed Dec, Mr. O'Brien and Mr. Cueto were sworn in by Mr. Rago.

Mr. Dec's credentials were accepted by the Board.

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Ed Dec, Guarriello & Dec Associates, LLC presented and explain the engineering plans of which the Board had previously been sent. There was nothing new in the plans and Mr. Rago said if he does present anything new, they would be marked as Exhibit I, II, etc. Sheet I has the radius map, zone map and the key map and a list of property owners within 200 ft. , Sheet II is the existing conditions plan, the entire site is either the building or asphalt compacted surface, there is no grass on the entire property. The intent is to knock down the existing building on the southern side of Monroe Avenue and retain the two masonry buildings that front on 12th and will be constructing the new building along Monroe Avenue. Sheet III is the proposed site plan. Mr. Dec read over the engineering and planning reports and agreed to follow all recommendations.

Mr. Robert Grimaldi, Architect was sworn in by Mr. Rago.

The Board accepted Mr. Grimaldi's credentials.

Mr. Grimaldi provided rendering versions of the elevations that the Board has in front of them and (A-2) and also small blocks with the actual colors of the building (A-3). Mr. Grimaldi explained the architectural features of the building. He said all the utilities will remain the same.

There was discussion between the Board Members and Mr. Grimaldi regarding impervious coverage.

Mr. Dennis Hoag was sworn in by Mr. Rago. Mr. Hoag stated he purchased the building 3 years ago. The normal work hours are 7 to 3. He has 12 employees. He is a licensed general contractor and plumber. He is proposing a building to house his contracting equipment. He has limited material stored, most materials are delivered directly to the site he is working at. He said the utilities are going to remain the same, gas, electric and water. He said he does not bring excess asphalt to the yard to store, only pipes or sheet metal. He said the purpose of the building is to store support equipment and some construction vehicles. They do not do body work or repairs on their vehicles in the yard. Mr. Hoag said he would like the yard paved but if the Board would prefer more ground exposed with stones, he does not have a problem with that.

Mr. David said the benefit to having stones vs black top is that it brings down the impervious coverage. There was a discussion on having stones vs. black top. Mr. Hoag said his intent is to put fresh blacktop. Gregg said he would like to see the building more aesthetically pleasing by adding some dimensions to the façade. Mr. Hoag stated he would be amenable to adding some type of stripe. Mr. Picerno said he agrees it needs more curb appeal. Mr. Grimaldi asked if he could present a new rendering to the professionals before the Board votes on the resolution? Mr. Rago said in the event that the Board approves this, one of the conditions would be that between now and the time we memorialize the resolution we look at a sketch and have

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something in front of us when we vote on the resolution. Mr. Grimaldi said we can make that happen.

OPEN MEETING TO PUBLIC ON APPLICATION 6-22 & 23-0001

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

Mr. Robert Herbert, 14 North 12th Street – Mr. Herbert said he goes by this place everyday and there is material stored outside but he keeps it very neat. He said this is going to improve that corner and make it more appealing and is positive for our community.

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

Mr. Rago stated in addition to our normal conditions, that all equipment and supplies be stored inside, only parking for employees and construction equipment, engineer will make a decision as to items in disrepair and the applicant said whatever needs to be done with sidewalks and/or curbs they would do, the engineer to review drainage calculations, 2 yr. warranty on landscaping, no subleasing of the building or rentals to third party, no heavy equipment repairs, before the next meeting the Board will receive new rendering of the building to give it more curb appeal, leave the existing fence that is not a gate so there will be no ingress or egress facing Monroe Avenue. The engineer stated that a condition should be they will remove the pipe.

Motion was made by Laudati, seconded by Clementi to approve Application No. 6-22 & 23-0001, 351 Monroe Ave., LLC , Block 55, Lots 1, 2 & 3 with conditions stated by Attorney Lou Rago. Roll Call: Mr. Picerno voted yes, Mr. David voted yes, Mr. DeMondo voted yes, Mr. Clementi voted yes, Mr. Laudati voted yes and Mr. Scuderi voted yes.

COMMENTS FOR THE GOOD OF THE BOARD

No comments.

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

Stanly Gozel, 62 Locust Drive – Mr. Gozel said a few years ago someone purchased the property across the street from him to sub divide and build two houses. The attorney for that property claims the survey used during their application process was incorrect. The Building Inspector put a stop order on the property and now they are planning to start construction.

There was a discussion on the filing of the deed between the Board and Mr. Dec. Mr. Dec said there was a deed filed in the court as a 100 x 100 ft. lot.

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Mrs. Renee, 53 Locust Drive – Mrs. Renee stated that at the Planning Board meeting of June 13, 2019, Mr. Papatatto and his attorney found out they only had 97 x 50 at the time, and they knew they would not get the variance they needed. Subsequently they brought 3 ft. from the Borough. There was a continued discussion between the residents and Board on which survey for the property was correct. Mr. Picerno recommended the group hire an attorney because the Planning Board has already made their ruling.

Mrs. Joanne Gozzel, 232 Locust Drive – Mrs. Gozel asked how she can get on the Council agenda? She asked why all the planning board minutes are not on the web site, there are videos but not all the minutes. Mr. David said she does not have to be put on the agenda, just go to the meeting and they will open the meeting to the public and you can speak at that time.

Mr. Grimaldi said you are putting a burden on residents if you start asking for plans on the interior of the houses. There was a discussion as to whether the Board will ask for interior plans.

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

ADJOURNMENT

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

Respectfully submitted by:
Kathleen Moschitta
Recording Secretary