

Borough of Kenilworth
Planning Board Agenda
February 9, 2023

1. Affirmation of the Public Meetings Act Requirement: This meeting is being held in accordance with 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
2. Pledge of Allegiance
3. Roll Call
4. Approval of the minutes: May 12, 2023
5. Communications: None
6. Old Business: Oath of Office - William Mauro
7. Resolutions: None
8. New Business: Application 5-22
6 North 21st Street, Kenilworth, NJ
Block 81, Lot 28
- 7 Comments for the Good of the Board
- 8 Open Meeting to the Public
- 9 Adjournment

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING, FEBRUARY 9, 2023, PLANNING BOARD VICE-CHAIRMAN GREGG DAVID 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 Mr. David.

ROLL S.:8-LL

Mayor Icarlovitch, Councilman Mauro, Mr. David, Mr. Clementi, Mr. Pantina, Mr. Mazzeo, Mr. Laudati, Mr. Scuderi and Mr. Herbolario.

APPROVAL OF MINUTES

Motion was made by Mr. Clementi, seconded by Mr. Mazzeo to approve the minutes of May 12, 2022.. All in favor.

COMMUNICATIONS: None

OATH OF OFFICE -The Oath of Office was administered by Vice"Chairman David to Councilman Mauro during the Planning Board Work Session.

RESOLUTION: None

NEWJBUSINESS: Application #5-22
6 North 21st Street, Kenilworth, NJ
Block 81, Lot 28

Mr. Rago said tonight as this is a Use Variance we will wear our Zoning Board hats which means Class I and Class III members, the Mayor and Councilman Mauro cannot participate in this application, by law.

Garry Goodman presented on behalf of I<"Town LLC, 6 North 21st St. This building is on an undersized lot These are all pre-existing non"conformities, your Zone requires 100 ft. depth it is only 63.21 feet deep. There is 2500 square foot required, this is undersized 2481. The rear yard setback required 10 ft, we only have one foot and the impervious is a requirement of 90%and we have 100%. This is an undersized property that for a number of years has been vacant on the first floor. There are two apartments on the second floor, and it is in the Boulevard Downtown zone, there is an overlay. The intent of the Zone indicates that while residential is permitted in this Zone it is not permitted on the first floor and when it is permitted the ordinance speaks to having two"bedroom apartments with minimum size of 600 ft. As you have seen from your observation the building Is not that aesthetically up to date and

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it does need work. The applicant has tried since he purchased it three years ago to rent the first floor. He will be testifying and indicates that he retained one broker and then switched to a second broker and has not had any success in renting it commercially. His proposal tonight for your consideration is to build a retrofit the first floor into two one-bedroom apartments one undersized at 575 square foot both being one bedroom.

Videographer Marco Antonio arrived.

Ms. Theodora Boyadjis was sworn in by Mr. Ragos. Ms. Boyadjis, gave her credentials as an Architect and the Board was satisfied with her credentials.

Ms. Boyadjis explained to the Board the particulars to retrofit the first floor which is currently unoccupied office space into two apartments. One unit would be handicapped accessible. Each apartment contains a bedroom, kitchen, living space, laundry, closet and a bathroom with a one shower. Because of the size of building you can't do an addition so I we were limited on the size of each unit. One unit is 575 square feet the other unit is 660 square feet and we tried to make it as conforming as possible. The facade is stucco and in need of repair and we are proposing power wash and paint and new stucco on the first floor as well as additional changes. Ms. Boyadjis also addressed the parking. Per the professionals report, she addressed the bollards in the front of the building and said they can change them out and also she address the garbage situation and snow removal and advised there was no area for a tree to be planted. They will replace the doors and windows. The utility connections are on the side of the building are the same. Ms. Boyadjis distributed photos A-1.

Mr. Joseph Bonanno, owner of I<town LLC - Mr. Bonanno said he would replace the sidewalks and comply with anything the Board requests. The basement is approximately 8 ft. and used for storage. He has no plans to upgrade the 2nd floor apartments. He has no luck in renting the first floor office space and would like to make them into apartments.

Mr. Andrew Weissman, Weichert Realtors was sworn in by Mr. Rago.

Mr. Weissman gave testimony as to the rental market for apartments.

Mr. John Leoncavallo, Planner was sworn in by Mr. Rago and accepted by the Board.

Mr. Leoncavallo distributed A-2 which was a series of maps, documents and photos prepared by Ron McDonough & Associates and explained his documents and photos to the Board.

Mr. O'Brien said he has a number of conditions. He said design waivers will be required for the garbage parking Landscaping buffer.

Mr. Cueto said the architect addressed all his comments and he will add them as conditions.

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COMMENTSJ"-ORTHE GOOD OF THE 13OARD

None

OPEN HEARING.TO PUBLIC

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

Mr. Herbert, 14 North 12th Street - Mr. Herbert asked what are the side yard setbacks? Ms. Boydjis said the building is not to the property line, left side about 30 inches and is probably the same on the other side. Mr. Herbert asked when they apply for a permit for BAC do they have to come back to their board for a variance because it's in the side of the setback requirement?. He doesn't think that the AC units are indicated on the plan, he doesn't see any color renders of what the Finish is going to look like or a previous application we've always had that. He asked if there would be a condition showing the location of the cans.

Mrs, Shari Brennan, 19 North 21st Street - Ms. Brennan asked the Board not to provide any relief waivers or variances to K-Town. She feels that her neighborhood will be negatively impacted and the quality of life for her will be impacted by this change. There's cars all over the place and she feels that the proposed relief is inconsistent with the plan. She commented on the garbage situation and parking.

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

Motion made by Mr. Clementi, seconded by Pantina to deny Application # 5-22, Ktown LLC, 6 North 21st Street, Kenilworth. Roll Call: Mr. David voted yes, Mr. Clementi voted yes, Mr. Pantlna voted yes, Mr. Mazzeo voted yes, Mr. laudati voted yes, Mr. Scuderi voted yes, Mr. Herbolario voted no.

COMMENTS FOR THE GOOD OF THE BOARD

No comments.

Motion made by Clementi, seconded by Scuderi to open the meeting to the public, All in favor.

Mr. Herbert, 1S North 12th Street - Mr. Herbert asked if the Board could use the screen above the dais? Mr. David said that is a Council question, The Mayor said everyone on the dais has to come off the dais when the screen is used, it is nice to have but in a bad spot. He said there are still tractor trailers on the redevelopment property. He said it is not fair that they got a break on

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their taxes. Mr. David said the Board approved the application, so It is out of their hands, your questions goes to the Mayor and Council.

Motion made by Scuderi, 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: *J. Moschitta* *J. Clementi* *H. Pantina*
Kathleen Moschitta
Recording Secretary