

SPECIAL MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING, May 11, 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. Mauro, David, Mr. David, Mr. DeMondo, Mr. Clementi, Mr. Mazzeo, Mr. Laudati, Mr. Calello, Mr. Scuderi, Mr. DeLuca.

**COMMUNICATIONS:** None

**RESOLUTION:**            **Application #6-22 and 23-001**  
                                  **351 Monroe Avenue, LLC**  
                                  **352 Monroe Avenue**  
                                  **Block 55, Lots 1, 2 & 3**

Mr. Rago said at the April 23<sup>rd</sup> meeting the board considered and granted in applications for preliminary and final site plan approval with variances. At the corner of Monroe Avenue in North 12th Street the applicant has three existing masonry buildings on site and wants to remove one and in its place construct a new industrial Warehouse building approximately 5500 square feet in size for storage of equipment and vehicles. they were doing a number of other things to the property in terms of paving, striping, parking and seepage pits. The Board approved the application but one of the conditions was that the applicant provide to the board revised architectural renderings to be voted on or to be looked at and reviewed prior to memorializing the resolution. The previous or the original renderings didn't have enough detail so this is why the applicant has come back to the board so they can review them.

Mr. Picerno said the prior plans was just a big rectangular box with no detail and no coloring and there was no delineation between the different floors. Right now, they have some nice bands and copings around the top and it looks like they did what the board asked them to do. He asked if the board members had any input on this resolution and no one had any input. Mr. David said he was satisfied.

**Motion made by DeMondo, seconded by Laudati to approve the resolution for 351 Monroe Avenue, LLC. Roll Call:** Mr. Picerno voted yes, Mr. Mauro voted yes, Mr. David voted yes, Mr. Clementi voted yes, Mr. Mazzeo voted yes, Mr. Laudati voted yes, Mr. Calello voted yes, Mr. Scuderi voted yes, Mr. DeLuca voted yes, Mr. DeMondo voted yes..

The Borough Engineer and Borough Planner were sworn in by Mr. Rago.

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**NEW BUSINESS**

**Application #23-002  
Angelo's Steakhouse  
104 North 10<sup>th</sup> Street  
Block 60, Lot 3**

**Mr. Joseph Paparo** said this is a preliminary and final site plan and variance seeking approvals for the existing restaurant located at 104 North 10<sup>th</sup> Street, Block 60, lot 3 on the boroughs tax map. We are here for site plan approval to allow for an addition to be constructed to the restaurant. There are some interior renovations also proposed as part of this application. The site is located in your industrial Zone the restaurant use is a permitted use, so we are a permitted use according to the Borough of Kenilworth land use ordinance. There are some variances which were highlighted by your planner, we are in receipt of the planning and Engineering reports and we'll address those this evening. There are some existing non-conformities affecting this property we'll hear more about those from our Witnesses this evening. There is a parking variance that is triggered by the addition as well as the lower level renovations and the addition of more seats for the restaurant, our planner will address the parking variance during his testimony. Mr. Paparo said Angelo Gencarelli, owner and operator of the restaurant will provide an overview of the day-to-day operations at the restaurant and the reason for the proposed addition and expansion. We have the project engineer who designed and our project, civil engineer and our professional planner to address the parking variance.

Mr. Picerno said the Planning Board has a time regulation on how long we could stay here to hear these applications and our time limit is 11 o'clock.

Angelo Gencarelli was sworn in by Mr. Rago.

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Angelo explained his position with the restaurant and how long he has been in operating. He is proposing ADA accessibility to the lower level because it is required by law and he is proposing to renovate the lower level which includes a kitchen and additional tables to accommodate larger parties while keeping the upstairs restaurant in business. The hours of operation are Tuesday through Friday 11AM until 10:30. He receives two deliveries per week and has 8 employees and with the new addition it would increase to 12. Angelo stated to address the parking, he has a written agreement with the owner of the property at 101 North 8<sup>th</sup> Street to use their parking lot on off hours for overflow parking and he would utilize valet parking during busy times and for special events.

Peter Serpico, Architecture – Mr. Serpico presented a rendering of the proposed addition A-1 which was prepared under his supervision. Peter explained the rendering of the first floor which currently seats 48 and 11 bar seats. It has a kitchen which mimics the first floor kitchen, a brick oven for pizza, appliances, handicap accessible unisex toilets, utility room, solar room that supplies solar pressure and carbonation, food storage box. He is requesting to add sump pumps. There is no sprinkler as it stands currently but is a code approved operation. He did a code analysis of it as an existing structure and A2 use. The entrance structure is going to be 12 x 51 ft. There is handicap accessibility to the lower level with a chair lift. The lower level will have 12/ x 18 ft. cooler box, they are requesting 60 seats for the dining area and 6 seats at the bar and also a cigar area. They are putting in a suppression system to accommodate the 1<sup>st</sup> and 2<sup>nd</sup> floor. He showed a rendering of the entrance structure which will be gray stucco and have an awning.

Ed Dec, Engineer was sworn in by Mr. Rago.

Mr. Dec said the plans he is presenting are the exact same plans the Board Members have received, and he explained all four sheets. Sheet one is has a general area map, zoning table. Sheet two is a large-scale drawing of the area

### **COMMENTS FOR THE GOOD OF THE BOARD**

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

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

### **ADJOURNMENT**

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

Respectfully submitted by:  
Kathleen Moschitta  
Recording Secretary