

**Borough of Kenilworth  
Planning Board Agenda  
Meeting June 24, 2025**

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 minutes May 15, 2025 and Special Meeting of May 27, 2025
5. Communication: Correspondence received from Lawrence Calli, Calli Law regarding prior approval for 251 Monroe Owner LLC, 251 Monroe Avenue, Block 6, Lots 1.01, 1.03, Block 23, Lot 2, Block 24, Lot 1, Block 62, Lot 1

Email received from Mr. Frank Neri requesting the following applications be dismissed without prejudice:

Application #24-010, 720 Boulevard – Neri Subdivision  
Applicant: JN720BLVD B88L4, LLC – FRANK NERI  
Block 88 Lot 4 & 5

Application #24-009 – 730 Jefferson Avenue- Neri Subdivision  
Applicant: JN730BLVD B88L6, LLC – FRANK NERI  
Block 88 Lot 6

6. **PRESENTATION:** Fourth Round Housing Element and Fair Share Housing Plan  
Michael Mistretta, Engineer Harbor Consultants
7. Resolutions: Fourth Round Housing Element and Fair Share Plan  
  
Application #24-002  
Durham School Services  
251 Monroe Owner, LLC

New Business:           Application #24-008 – Front Fencing  
                                  205 North 17th, Kenilworth, NJ 07033  
                                  Block 37, Lot 1.02

                                  Application #24-006 North Holdings NY LLC- Site plan  
                                  100-124 North 12th street, Kenilworth, NJ  
                                  Block 59, Lot 1

8.   Comments for the Good of the Board

9.   Open Meeting to the Public

10. Adjournment