

SPECIAL MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING FEBRUARY 27, 2025. PLANNING BOARD CHAIRMAN RICH 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.

The Pledge of Allegiance was led by Mr. Picerno.

**ROLL CALL:** Picerno, Scorese, David, Mazzeo, Pantina, Laudati, Deluca, Grimaldi. \_Also present, Planning Board Engineer Christian Cueto, Planning Board Planner Kevin O'Brien and Planning Board Attorney Lou Rago.

**APPROVAL OF MINUTES:**

Motion was made by Deluca, seconded by David to approve the minutes of the Planning Board Meeting of November 14, 2024 and December 12, 2024. All in favor.

**COMMUNICATIOone**

**Planning Board Planner and Planning Board Engineer were sworn in by the Planning Board Attorney Louis Rago.**

**APPLICATION:** Application #22-004 Minor Subdivision  
320 North 21st Street  
Block 17, Lot 20 Kenilworth, NJ

Natasha Montalvo, Hehl & Hehl, PC presented for Application #22-004, minor sub-division for 320 North 21<sup>st</sup> Street, Kenilworth, NJ. . Ms. Montalvo distributed revised grading plans and a detail sheet to the Board prepared by EK Associates. The plan was marked as Exhibit A1, the revised plans were emailed to the Board today. Exhibit A1 reflects drainage changes made to the plans after the Planning Boards meeting of January 2, 2025, and takes into consideration the Harbor review letter.

Mr. Joseph Bacchi, Engineer, explained the revised drainage plans which were submitted to the Board after the January 2, 2025 Planning Board Meeting and he also explained Exhibit A1 which was distributed to the board this evening. There was an extensive discussion between the Board Members and the Engineer on drainage. It was determined that revised drainage plans will be submitted to the Planning Board Engineer for review.

The Chairman stated the Board will carry the application to the next meeting on February 13, 2025. Ms. Montalvo agreed that the Board would need to see architectural renderings, drainage plans revisions from ExhibitA1 at least 10 days prior to the next Planning Board Meeting on February 13, 2025. Mr. Picerno stated that the architect should be present at the next meeting to present the colored architectural drawings.

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Motion made by David, seconded by Mazzeo to carry Application #22-004, Minor Sub-Division, 320 North 21<sup>st</sup> Street to the next Planning Board meeting on February 13, 2025. All in favor.

**COMMENTS FOR THE GOOD OF THE BOARD**

None.

**OPEN MEETING TO THE PUBLIC**

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

No one wished to speak.

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

**ADJOURNMENT**

The motion to adjourn was made by David, seconded by Pantina. All in favor.

Respectfully submitted by:  
Kathleen Moschitta, Recording Secretary