

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY EVENING FEBRUARY 13, 2025. PLANNING BOARD VICE CHAIRMAN RICH 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.

The Pledge of Allegiance was led by Mr. David.

**ROLL CALL:** David, DeMondo, Clementi, Scorese, Scuderi, Mazzeo, Pantina, Grimaldi, Pugliese. 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 Clementi, seconded by Pantina to approve the minutes of the Planning Board Meeting of January 9, 2025. All in favor.

**COMMUNICATION** - None

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

Steve Merryman, Hehl & Hehl, PC presented for Application #22-004, minor sub-division for 320 North 21<sup>st</sup> Street, Kenilworth, NJ. Mr. Merryman stated a majority of this application was heard at the last Planning Board Meeting last December. He is here tonight because there were some issues identified regarding the look alike ordinance. He will confirm this evening that the two proposed houses conform to the Ordinance.

Mr. Christopher Zehnder, Architect, Christian Cueto, Borough Engineer and Kevin O'Brien, Planning Board Planner were sworn in by Mr. Rago,

Mr. Zehnder gave his qualifications as an architecture and the Board accepted his qualifications.

Mr. Zehnder presented renderings of two different houses which they intend to build on the sub-divided properties. He explained the two structures and showed the individuality of each house and how they comply with the Borough's ordinance. Mr. Merryman stated that when the houses are built, they will not differentiate from the renderings, they will be built exactly as the designs are presented this evening.

The Board had no further questions for Mr. Zehnder.

Mr. Cueto asked Mr. Joseph Bachi, the applicants engineer, if the proposed improvements will contain the difference between the pre and post and drainage and Mr. Bachi confirmed same.

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Motion made by Clementi, seconded by Mazzeo to open the hearing to the public on Application 22-004. All in favor.

No one wished to speak.

Motion made by Scuderi, seconded by DeMondo to close the hearing to the public on Application 22-004. All in favor.

**Motion made by Grimaldi, seconded by Mazzeo to approve Application 22-004 with conditions stated by Mr. Rago. Roll Call: Scorese voted yes, David voted yes, Clementi voted yes, Mazzeo voted yes, Pantina voted yes, Scuderi voted yes, DeMondo voted yes, Grimaldi voted yes, and Pugliese voted yes.**

Application #25-002: Onyx /Kenilworth Corporation Property LLC  
Application #25-002 Sub-Division  
2000 Galloping Hil Road  
Block 181 Lot 1

Jason Tuvel, Prime Tuvel & Micelli presented on behalf of Kenilworth Corporate Property LLC, 2000 Galloping Hill Road, Kenilworth, NJ, Block 181, Lot 1. The application is for a minor sub-division. The property is currently one lot, 107 acres and is being divided into two separate parcels, which is why it is a minor sub-division, despite the size of the property. Proposed Lot A consists of 35.9 acres and the proposed Lot B is the remainder of the campus which is approximately 71 acres. He stated the Borough adopted a redevelopment plan for this property and the subdivision completely complies with that plan in terms of the bulk standards and also, we have a data center planning to occupy the proposed lot A.

Mr. Daniel Miola was sworn in by Mr. Rago, Borough Attorney.

Mr. Daniel Miola stated his qualifications as a Civil Engineer and the Board was satisfied with his credentials.

Mr. Miola presented Exhibit A1, an ariel of the existing site, which is 2000 Galloping Hill Road, Block 181, Lot 1.01, the site is 107 acres. The view showed the proximity of the property from Galloping Hill Road and the Garden State Parkway. There were several questions from the Board which were answered by Mr. Miola. He stated there are substations, co-generation plants which is one of the main values of the site. Lot A will have access to the Washington Avenue driveway even though it is part of lot B and will be on the recorded version. Mr. Miola stated said he agreed with the Harbor Consultants report and will comply with the comments. Mr. Miola and the board discussed parking and easements for the utilities. He also stated parking will remain the same. There was a lengthy discussion on access roads into the site.

Motion made by Mazzeo, seconded by Clementi to open the hearing on Application 25-003, Onyx/Kenilworth Corporation Property LLC, 2000 Galloping Hill Road, Block 181, Lot 1. All in favor

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No one wished to speak.

Motion made by Grimaldi, seconded by Clementi to close the hearing on Application 25-003, Onyx/Kenilworth Corporation Property LLC, 2000 Galloping Hill Road, Block 181, Lot 1. All in favor

**Motion was made by Mazzeo, seconded by Pantina to approve Application #25-003, Onyx/Kenilworth Corporation Property LLC, 2000 Galloping Hill Road, Block 181, Lot 1 with the conditions stated by Mr. Rago. Roll Call: Mr. Scorese voted yes, Mr. David voted yes, Mr. Clementi voted yes, Mr. Mazzeo voted yes, Mr. Pantina voted yes, Mr. Scuderi voted yes, Mr. DeMondo voted yes, Mr. Grimaldi voted yes, Mr. Pugliese voted yes.**

Mr. Tuval stated there are some contractual deadlines and asked for a resolution. Mr. Rago stated the Board will have a resolution at their next meeting.

Mr. David stated the Board does, on occasion, work with an applicant who has a time commitment by scheduling a Special Meeting. The Board chose to have a Special Meeting on February 27, 2025 at 6:30 p.m. for the resolution.

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

None.

#### **OPEN MEETING TO THE PUBLIC**

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

No one wished to speak.

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

#### **ADJOURNMENT**

The motion to adjourn was made by Mazzeo, seconded by DeMondo. All in favor.

Respectfully submitted by:  
Kathleen Moschitta, Recording Secretary