

SPECIAL OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY  
EVENING APRIL 24, 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, David, Clementi, Pantina, Laudati, Mazzeo, Scuderi, Deluca, Grimaldi, Pugliese. Also present, Planning Board Engineer Christian Cueto, Planning Board Attorney Lou Rago and Planning Board Planner Kevin O'Brien.

**APPROVAL OF MINUTES:**

Motion was made by Deluca, seconded by Scuderi to approve the minutes of the Planning Board Meeting of April 10, 2025. All in favor.

**COMMUNICATIONS:** Letter received from Stephen Hehl, Esq. requesting a Special Meeting on May 15, 2025 for Application #2025-003 CoreWeave, Inc., 2000 Galloping Hill Road, Kenilworth.

**Motion made by David, seconded by Scuderi to approve a Special Meeting on May 15, 2025 at 6PM for Application #25-003, CoreWeave Inc., 2000 Galloping Hill Rd., Kenilworth.**

**Roll Call: Picerno voted yes, David voted yes, Clementi voted yes, Pantina voted yes, Laudati voted yes, Mazzeo voted yes, Scuderi voted yes, Deluca voted yes, Grimaldi voted yes and Pugliese voted yes.**

**RESOLUTION:** Traffic Study for Application #24-002  
Durham School Services  
251 Monroe Avenue, Kenilworth, NJ  
Block 24, Lot 1, Block 6, Lot 1.001 & 1.03, Block 62, Block 23, Lot 2

Motion made by Pantina, seconded by Grimaldi to retain Klein Traffic Consulting for a traffic study on Application #24-002. Roll Call: Picerno voted yes, David voted yes, Clementi voted yes, Pantina voted yes, Laudati voted yes, Mazzeo voted yes, Scuderi voted yes, Mr. Deluca, Grimaldi voted yes, Mr. Pugliese voted yes.

Chairman Picerno stated when the meetings are broadcasted on u-tube there is a lot of static, and he asked the Board Members to refrain from opening their plans close to the microphones.

**APPLICATION:** Application #25-004  
Kenilworth Corporate Property Urban Renewal L.L.C. Sub Station  
2000 Galloping Hill Road, Kenilworth, NJ  
Block 181, Lot 1.01

Jason Tuval, Esq., Mr. Tuval presented for Application #25-004, 2000 Galloping Hill Rd., Kenilworth, NJ. This is a site plan application for a proposed substation that will serve a future data center. This is the third substation for this campus, and it is not unusual to the area. It is a

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permitted use within the zone and meets standards or exceeds all the bulk standards and is consistent with the Master Plan. They will coordinate with PSE&G who will operate and maintain the substation and PSE&G will work with the applicant. Maintenance is minimal, once or twice a week with two employees. They are adding a wall, a fence and many shrubs and reducing impervious coverage. They will have LED lighting and will be re-striping the parking area. They will comply with all the Planning Board professionals' comments.

Kevin O'Brien and Christian Cueto were sworn in by Lou Rago, Esq.

Daniel Miola, Engineer, was sworn in by Lou Rago, Esq.

Mr. Miola presented an arial view of the existing site (Exhibit A-1). He explained the existing conditions on the site as well as the proposed site. Exhibit A-1. The project is proposed on a 71-acre piece of, formally used by Merck for research, laboratory manufacturing and data center uses. The application proposes a substation in the parking area. The substation is needed to bring additional power to the site in order to convert one of the buildings into a data center. The power lines will be underground. Mr. Miola presented Exhibit A-2 which was a rendering of the site plan which colorizes the landscaping on the site plan. The exhibit shows screening around the site, including a fence and landscaping. The application complies with the Ordinance and does not exacerbate any preexisting non-conforming conditions. He stated the plan is consistent with the Borough Ordinance. There will be weekly inspections performed by PSE&G personnel who are also responsible for security and PSE&G will follow the operational manual. There are no employees at the station and no deliveries except for maybe parts. There are many agencies over the station including NJDPU, FERC, (Federal Energy Commission) PJM. OSHA, NJ DEP and EPA all of which have standards that must be adhered to. The proposal site has a 14 ft high brick screen wall, an 8 ft. fence, and they are proposing 169 Evergreen trees and close to 100 shrubs to provide screening. They are proposing to reconfigure and seal the pavement in the parking area and add new LED light fixtures. They will add 11 new trees to the parking lot and will be re-striping the parking lot. His firm did a storm water management report. They will remove the asphalt area and replace the area with gravel to improve drainage. They are decreasing the amount of parking spaces by 189, the remaining is 2879 spaces which is enough to service the remaining buildings on the site. Based on zoning, this site requires 2793 spaces and there is a surplus of about 80 spaces. He agrees to comply with all the Planning Board professionals' reports. There is a benefit that relates to the landscaping, stormwater and lighting to the overall property. There are no negative impacts on the surrounding properties.

The Board asked a few questions which were answered by Mr. Miola.

Mr. O'Brien stated he was on site on Tuesday, and the Site Manager assured us that they had been in touch with the Fire Department, plans were reviewed and everyone was comfortable with what was presented.

**OPEN MEETING TO THE PUBLIC ON APPLICATION #25-004**

Motion made by David, seconded by Deluca 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.

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Mr. O'Brien stated he went to the site and was able to view the proposed substation and its proximity to homes in the area and he advised that the surrounding homes will not be able to view the substation. He has photographs if the Board is interested. This is a site plan application and there are a couple of pre-existing variances in the design waivers all within the parameters of the Redevelopment Ordinance. All of his concerns have been addressed, and any other particulars will be addressed in site plan resolution.

**Motion made by Laudati, seconded by Scuderi to approve Application #25-004 Kenilworth Corporate Property Urban Renewal L.L.C. Sub Station, 2000 Galloping Hill Road, Kenilworth, NJ Block 181, Lot 1.01.**

**Roll Call: Picerno voted yes, David voted yes, Clementi voted yes, Pantina voted yes, Laudati voted yes, Mazzeo voted yes, Scuderi voted yes, Deluca voted yes, Grimaldi voted yes and Pugliese voted yes**

Mr. Tuval asked if the Board would have any issues if the applicant applied for building permits while resolution compliance was pending. Chairman Picerno stated that Mr. Rago can expedite a resolution but if you decided to go ahead with the permits, you do so at your own risk.

**COMMENTS FOR THE GOOD OF THE BOARD**

There will be a special meeting on May 15, 2025, at 6PM for CoreWeave.

**OPEN MEETING TO THE PUBLIC**

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

No one wished to speak.

Motion made by David, seconded by Mazzeo 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

7:55