

SPECIAL OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON THURSDAY
EVENING MAY 15, 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: Mayor Karlovitch, Picerno, Scorese, David, Clementi, Laudati, Scuderi, Grimaldi, Pugliese. Also present, Planning Board Engineer Christian Cueto, Planning Board Attorney Lou Rago and Planning Board Planner Kevin O'Brien.

COMMUNICATIONS:

RESOLUTION: Application #25-004
Kenilworth Corporate Property Urban Renewal L.L.C. Sub Station
2000 Galloping Hill Drive
Block 181, Lot 1

Mr. Rago said Application #25-004, Kenilworth Corporate Property Urban Renewal was approved by the Planning Board on April 24, 2025. In the resolution he outlined the size of the project. They needed preliminary and final site plan approval. There were three minor dimensional variances and the board unanimously approved the application. There were some minor modifications suggested by the applicant's attorney and Mr. Rago agreed with the minor changes to the resolution.

Motion was made by Grimaldi, seconded by Clementi to approve the resolution for Application #25-004, Kenilworth Corporate Property Urban Renewal L.L.C. Roll Call: Picerno voted yes, David voted yes, Clementi voted yes, Mr. Laudati voted yes, Mr. Scuderi voted yes, Mr. Grimaldi voted yes and Mr. Pugliese voted yes.

APPLICATION: Application #25-003
CoreWeave Inc. – Data Center
2000 Galloping Hill Road, Kenilworth, NJ

Mr. Stephen Hehl stated this application is for site plan approval and will convert an old lab building into a data center. As part of that there is also going to be fields of generators and a field of chillers related to the data center. This project is consistent with not only the uses in your Redevelopment Plan but also all the bulk standards. We have met with your planner and engineer several times and have no issues complying with their reports. There are two minor variances, and the project has very minimal site improvements. He said he will have two witnesses this evening, Michael Terlizzi from CoreWeave, Inc. and Dan Miola, Engineer.

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

Michael Terlizzi was sworn in by Lou Rago, Esq.

Mr. Terlizzi, Senior Vice President of data center operations for CoreWeave, Inc.

Mr. Terlizzi thanked the Board for hearing about their proposed project this evening. They are a specialized cloud computing company, and their hardware and software are specifically designed to support artificial intelligence applications. While they build, design and operate data centers, their product is actually selling computer capacity. They are what's called the GPU as a service company. In essence, if we get to deliver this project, we will deliver one of the United States most state-of-the-art and largest super communities. CoreWeave has been around in its current capacity for three years, founded in New Jersey. They currently have three data centers in New Jersey, 33 data centers overall, roughly 450 megawatts total globally. They are in North America, Norway, Sweden, Spain and London. They have 1.6 gigawatts of contracted capacity globally. This site lends itself to a data center operation, there is great fiber in the area. The modifications to the building are minimal, we are replacing the roof and will replace the glazing and windows. There will be minor improvements to the entrance, more of an aesthetic. There will be signs which Mr. Miola, our engineer, will address in his testimony. Our facility will operate 24/7, 365 days and we will have stand-by generators. To the south of the building backyard is roughly 125,000 sq. ft. and a 50,000 sq. ft. chiller yard which helps cool the servers. We are a 24/7 operation and there will be roughly 40 employees, and they operate in shifts. Our employees will be security personnel, electrical and mechanical personnel and data center technicians.

Dan Miola, Engineer was sworn in by Lou Rago.

Mr. Miola presented Exhibit A-1, which is an aerial view of the campus. The campus is 107 acres and was recently subdivided into two lots, one lot is 71 acres, and the other lot is 36 acres. This development is proposed on the 36-acre portion of the property. The tract has a redevelopment plan that governs zoning which requires much of the bulk compliance statistics to be reported tract wise. Building setbacks, impervious coverage and parking requirements are looked at based on that redevelopment plan. This project is located within K-11 which is toward the middle of the campus. Mr. Miola next presented Exhibit A-2, which is a rendered view of the site plan. They are proposing to convert this nest 11 laboratory building into a data center. The building is a three-story building with a basement, the floor plate itself is about 70,000 sq. ft. the overall sq. footage across the three stories and the basement is about 247,000 sq. ft. The exhibit includes the proposed substation which was previously approved which includes improvements to the existing parking area. This application includes 31 generators which will be on concrete pads and will be surrounded by gravel. This area includes access for emergency services and maintenance vehicles. The site plan was discussed with the fire official and incorporated with some of his comments into this design. We also agreed with his comments regarding the width of the driveway around the chiller yard and agreed to comply if the application is approved. They are proposing a chiller yard for 29 chiller units and 4 water tanks. The chiller units will be on an elevated steel platform and the water tanks will be on concrete pads surrounded by gravel. The

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mechanical chiller equipment is critical to keep the building's air conditioning system running for all the computer equipment. There are three loading docks, and the applicant agreed to hire a hauler for all refuse generated within the building. Mr. Miola presented Exhibit A-3 which depicted signage for the building. The site will have a sophisticated security system with an 8 ft. high fence. Due to the employee counts, the building needs about 25 parking spaces. The application includes an underground infiltration system. Mr. Miola stated he is in receipt of the comments from the Board professionals, and he agrees to address all those comments after the hearing as part of resolution compliance. There are no improvements to the facade of the building other than power washing and some glazing and a new roof.

There were questions from the Planning Board Members regarding the turning radius and hazmat issues on the property, which were answered by Mr. Miola.

Mr. O'Brien stated this application is for a site plan approval and the two variances that are listed are pre-existing. The discussion from the planning Board revolves around public health, safety and welfare and whether or not this meets the general borough requirements for site plan approval and whether it meets requirements of the municipal land use law.

Mr. Cueto stated the applicant has agreed to address everything in his report and revise their plans. He added the applicant should have a pre-construction meeting with the town if they are approved.

OPEN MEETING TO PUBLIC

Motion made by David, seconded by Laudati to open the meeting to the public on Application #24-003. All in favor.

No one wished to speak.

Motion made by David, seconded by Scuderi to close the meeting to the public on Application #24-003. All in favor.

Motion made by Grimaldi, seconded by Scuderi to approve Application #25-003, CoreWeave Inc., 2000 Galloping Hill Road, Kenilworth, NJ.

Roll Call: Picerno voted yes, David voted yes, Scorese voted yes, Clementi voted yes, Laudati voted yes, Scuderi voted yes, Grimaldi voted yes and Pugliese voted yes.

The resolution for the approval of Application #25-003 will be presented at the next planning board meeting on May 27, 2025.

COMMENTS FOR THE GOOD OF THE BOARD

The Board discussed carrying Application **#24-006** North Holdings NY L.L.C., 100-124 North 12th street, Kenilworth to the June 24, 2025 meeting pending a TRC meeting. Everyone agreed.

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Mike Scuderi asked if an application has outstanding violations with the construction department would they be allowed to file their applications and Mr. Picerno replied correct. Mr. Scuderi stated with North Holdings property there are repeated fire violations. He stated the Fire Prevention bureau is separate from the Fire Department and the building department and he asked if Fire Prevention can be notified of a pending application to see if there are any violations. The Board agreed that should be the procedure.

Mr. O'Brien stated he is trying to schedule a TRC meeting for Application **#24-006** North Holdings NY L.L.C.

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 Pugliese to close the meeting to the public. All in favor.

ADJOURNMENT

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

Respectfully submitted by:
Kathleen Moschitta, Recording Secretary

7:55