

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON  
TUESDAY EVENING SEPTEMBER 23, 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, Mazzeo, Laudati, Scuderi, Grimaldi. 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 Mayor Karlovitch, seconded by Scuderi to approve the minutes of the Planning Board Meeting of June 24, 2025. All in favor.

**COMMUNICATIONS:**

1. The board received a request for a 1 year extension for Application 23-03, NATC Donuts, 705-717 Boulevard, Block 124, lots 1&2. Planning Board Attorney Lou Rago has prepared a resolution for this evening for the Board to vote on.
2. Mr. Rago responded to a letter from Mr. Lawrence Cali regarding a complaint for 251 Monroe Avenue. Mr. Rago responded by stating that the construction Department should work with Mr. Calli. If future relief is needed, the applicant can present to the Planning Board.

**RESOLUTION:**

APPLICATION #24-008 – Front Fencing  
Mr. Quinton Rodrigues  
205 North 17<sup>th</sup> Street  
Block 37, Lot 1.02

Mr. Rago stated that this application was heard and approved on June 23, 2025 and one of the conditions of that application was that the front yard fence be moved out of the right of way.

Mr. Picerno stated that for clarity, if the applicant sells the property, the fence goes back to the original front yard setback.

There was a lengthy discussion among the board members and professionals regarding filing the deed with restrictions. The restriction would be that the fence would have to be removed if the house is sold.

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON TUESDAY EVENING SEPTEMBER 23, 2025. PLANNING BOARD CHAIRMAN RICH PICERNO PRESIDED

Mr. Rago stated that he would prepare an amended resolution and add a condition that requires the applicant file a deed with restriction with the County.

There was a lengthy discussion between the board members and professionals and the applicant regarding how many feet from the right of way the fence should be placed.

**Motion was made by Mazzeo, seconded by Mayor Karlovitch to approve the amended resolution for Application #24-008, Mr. Quinton Rodrigues, 205 North 17<sup>th</sup> Street with the condition that the deed restriction language is in compliance within 90 days from the adoption of the resolution and that the front yard fence be no more than 24 ft. from the front of the house toward the road. Roll Call: Mayor Karlovitch voted yes, Picerno voted yes, Scorese voted yes, Mazzeo voted yes.**

**RESOLUTION:** Application #24-002  
Durham School Services  
251 Monroe Avenue  
Block 6, Lots 1.091 and 1.03, Block 23, Lot 2, Block 24, Lot 1  
Block 62, Lot 1

Mr. Rago stated this is a use variance approval with preliminary and final site plan dimensional variances for the property at 251 Monroe Avenue. This application was heard at the May Planning Board meeting and we had to tweak it a bit. The applicant wished to demolish certain buildings. The outdoor areas of the property was going to be used for outdoor storage and bus employee parking as well as parking spaces for buses. The board approved the application with 19 conditions including how the site should operate.

Mr. Rago will revise the resolution to include the time restriction for compliance.

**Motion made by Grimaldi, seconded by Scuderi to approve the resolution for Application #24-002 with a condition to include compliance restrictions. Roll Call: Picerno voted yes, Mazzeo voted yes, Laudati voted yes, Scuderi voted yes, and Grimaldi voted yes.**

**RESOLUTION:** Application #24-006  
North Holdings NY LLC  
100-124 North 12<sup>th</sup> Street  
Block 59, Lot 1

Mr. Rago stated we approved this application at the June meeting, with 24 conditions including notification from the Board of Health and the Smoke Inspector that all the complaints have been satisfied. Mr. Rago will amend the resolution and add the compliance restriction.

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON TUESDAY EVENING SEPTEMBER 23, 2025. PLANNING BOARD CHAIRMAN RICH PICERNO PRESIDED

**Motion made by Grimaldi, seconded by Mayor Karlovitch to approve the resolution for Application #24-006 with the addition that the compliance restriction be added. Roll Call: Picerno voted yes, Mayor Karlovitch voted yes, Scorese voted yes, David voted yes, Mazzeo voted yes, Laudati voted yes, Grimaldi voted yes.**

Mr. Rago stated that the applicant's attorney sent a letter requesting an extension to May 23, 2026. Mr. Rago prepared a resolution.

**RESOLUTION:** Application #23-003 NATC Donuts Inc.  
Sub Division Application  
705-717 Boulevard  
Block 124, Lots 1&2

**Motion made by Laudati, seconded by Mazzeo to approve the resolution for a one year extension. Roll Call: Mayor Karlovitch voted yes, Picerno voted yes, Scorese voted yes, David voted yes, Mazzeo voted yes, Laudati voted yes, Scuderi voted yes, Grimaldi voted yes.**

**RESOLUTION:** Application #24-009  
Frank Neri  
730 Jefferson Ave.  
Block 88, Lots 6

Mr. Rago stated that it was brought to the Boards attention, that the applicant does not want to move forward with the application. This resolution dismisses the application without prejudice meaning they are not prohibited from coming back to us for the same or similar project.

**Motion made by Mayor Karlovitch, seconded by David to approve a resolution dismissing Application #24-009 without prejudice. Roll Call: Mayor Karlovitch voted yes, Picerno voted yes, David voted yes, Scorese voted yes, Mazzeo voted yes, Laudati voted yes, Scuderi voted yes, Grimaldi voted yes.**

**RESOLUTION:** Application #24-010  
Frank Neri  
720 Boulevard  
Block 88, Lot 4 & 5

Mr. Rago stated that it was brought to the Boards attention, that the applicant does not want to move forward with the application. This resolution dismisses the application without prejudice meaning they are not prohibited from coming back to us for the same or similar project.

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON  
TUESDAY EVENING SEPTEMBER 23, 2025. PLANNING BOARD CHAIRMAN RICH PICERNO  
PRESIDED

**Motion made by Mayor Karlovitch, seconded by Scorese to approve a resolution dismissing Application 24-010 without prejudice. Roll Call: Mayor Karlovitch voted yes, Picerno voted yes, David voted yes, Scorese voted yes, Mazzeo voted yes, Laudati voted yes, Scuderi voted yes, Grimaldi voted yes.**

**COMMENTS FOR THE GOOD OF THE BOARD**

None.

**OPEN 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 Mazzeo to close the meeting to the public. All in favor.

**ADJOURNMENT**

The motion to adjourn was made by David seconded by Mayor Karlovitch. All in favor.

Respectfully submitted by:  
Kathleen Moschitta, Recording Secretary

7:50