

REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF KENILWORTH HELD ON
TUESDAY EVENING NOVEMBER 25, 2025. PLANNING BOARD VICE CHAIRMAN 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: Mayor Karlovitch, Scorese, David, Clementi, Laudati, Scuderi, Calello, 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 Clementi, seconded by Grimaldi to approve the minutes of the Planning Board Meeting of October 27, 2025. All in favor.

COMMUNICATIONS: None

RESOLUTION: Application 24-006
Francesco Pugliese, Jr.
222 North 19th Street
Block 40, Lot 11

Mr. Rago stated that Mr. Pugliese appeared before the board at their 10/28/25 meeting where he requested variance relief to convert an existing garage into a bedroom with a walk-in bath. The board approved the application. The application has one variance involving the front yard setback. There was approximately a 7-inch deficiency, and the board granted the approval for construction. There was also one different condition in terms of the front yard driveway, the board requested that the driveway be widened to the left to accommodate three motor vehicles. There will be no CO issued for the extra bedroom until the driveway is widened in order to accommodate those vehicles, and the board requested a six month timeline for that to occur.

Motion made by Mayor Karlovitch, seconded by Grimaldi to approve Application 24-006, 222 North 19th Street, Kenilworth, NJ, Block 40, Lot 11. Roll Call: Mayor Karlovitch voted yes Councilman Scorese voted yes, Clementi voted yes, Laudati voted yes, Calello voted yes and Grimaldi voted yes.

1. **APPLICATION:** Application #25-008 (Nest)
Kenilworth Corporate Property Urban Renewal LLC
Preliminary and Final Major Site Plan
2000 Galloping Hill Road
Block 181, Lot 1.01101

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Attorney Jason Tuval, Attorney for the applicant stated that this project deals with Nest 15 which is one of the buildings at 2000 Galloping Hill Rd. which Onyx/Kenilworth Corporate owns. The property has a significant amount of office space and buildings on it. The goal is to incorporate courtyards and some amenity space within the structure. Although this project is outside, it is still within the four corners of the building. There is no expansion of the property, and no office space will be added, it is interior improvements. When the space was constructed years ago, it was created for single tenant use and now the space is going to be rented out to multiple tenants. Currently in order for a tenant to get to their space, they must walk through another tenant's space so the goal is to create a courtyard so that each of the 8 or so tenants can have access to their space. There will be improvements that relate to drainage and improving some of the turf and landscaping within the courtyards. Mr. Tuval stated that there are no comments in the planners or the engineering reports that they can't comply with.

The Planning Board Planner, Kevin O'Brien and the Planning Board Engineer and Mr. Dan Miola were sworn in by the Planning Board Attorney and the board accepted Dan Miola, the applicants engineer, credentials.

Mr. Miola presented and explained a slide show including several Exhibits of the site with the proposed improvements (Exhibits 1, 2, 3, and 4, 5 and 6). Mr. Miola stated he has reviewed the Borough Planner and the Borough Engineer reports and will comply with all the comments set forth in their letters.

Christian Cueto, Board Engineer stated that Mr. Miola addressed all of his comments in his review letter.

Kevin O'Brien, Board Planner, reconfirmed with Mr. Miola that the purpose of using the corridors is to separate the areas within the building. Mr. Miola stated that plan was to avoid a tenant walking through another tenant's space to enter and exit the building.

Ask and answered by Mr. Miola were several questions from board members.

OPEN HEARING TO THE PUBLIC

Motion made by Laudati, seconded by Grimaldi to open the hearing to the public on Application #25-008.

No one wished to speak.

Motion made by Laudati, seconded by Grimaldi to close the hearing to the public on Application #25-008.

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Motion made by Grimald, seconded by Mayor Karlovitch to approve Application #25-008, Kenilworth Corporate Property Urban Renewal L.L.C., 2000 Galloping Hill Road, Kenilworth Block 181, Lot 1.01101. Roll Call: Mayor Karlovitch, Councilman Scorese, Mr. David, Mr. Clementi, Mr. Laudati, Mr. Scuderi, Mr. Calello and Mr. Grimaldi all voted yes.

COMMENTS FOR THE GOOD OF THE BOARD

On behalf of the Chairman and all board members, Vice Chairman David wished everyone a Happy Thanksgiving.

OPEN TO THE PUBLIC

Motion made by Laudati, seconded by Mayor Karlovitch to open the meeting to the public. All in favor.

No one wished to speak.

Motion made by Mayor Karlovitch, seconded by Grimaldi to close the meeting to the public. All in favor.

ADJOURNMENT

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

Respectfully submitted by:
Kathleen Moschitta, Recording Secretary

7:40