

**RESOLUTION
KENILWORTH, NJ**

**RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 25-129 AND
CONDITIONALLY DESIGNATING CW GROSBEAKS NEST URBAN RENEWAL LLC AS THE
REDEVELOPER OF 181, LOT 1.0102 WITHIN THE
2000 GALLOPING HILL ROAD REDEVELOPMENT PLAN AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private redeveloper; and

WHEREAS, the governing body serves as an instrumentality and agency of the Borough of Kenilworth (the “**Borough**”) pursuant to the Redevelopment Law for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Borough; and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Borough to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

WHEREAS, on September 18, 2024, by Ordinance No. 2024-15, the Borough adopted the 2000 Galloping Hill Road Redevelopment Plan governing 181, Lot 1 (2000 Galloping Hill Road) (the “**Redevelopment Plan**”); and

WHEREAS, Block 181, Lot 1 has been subdivided into Block 181, Lot 1.0101 and Block 181, Lot 1.0102; and

WHEREAS, on May 7, 2025, the Borough adopted Resolution No. 25-129 conditionally designating Kenilworth Corporate Property Urban Renewal LLC as the redeveloper of Block 181, Lot 1.0102 (the “**Project Site**” or “**Property**”) subject to entry of an acceptable Redevelopment Agreement with the Borough within 120 days; and

WHEREAS, 120 days expired without entry of an acceptable Redevelopment Agreement between the Borough and Kenilworth Corporate Property Urban Renewal LLC for the Property; therefore, the May 7, 2025 conditional designation has lapsed; and

WHEREAS, consistent with the Redevelopment Plan, CW Grosbeaks Nest Urban Renewal LLC (the “**Redeveloper**”) proposes to redevelop the Property into a rehabilitated lab and manufacturing building and an approximately 550,000 square foot data center(s) along with certain roadway and infrastructure improvements (the “**Project**”); and

WHEREAS, the Borough now wishes to enter into exclusive negotiations with the Redeveloper regarding redevelopment of the Property by designating Redeveloper the redeveloper of the Property pursuant to the 2000 Galloping Hill Road Redevelopment Plan and the Redevelopment Law.


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NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Kenilworth in the County of Union, State of New Jersey that:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The Redeveloper is hereby designated as the redeveloper of the Property subject to entry of an acceptable Redevelopment Agreement with the Borough within 120 days, which deadline may be extended administratively at the sole discretion of the Mayor for a period of 60 days.
3. If, by the expiration of this period, or such later date as established by the Mayor in accordance with Section 2 hereof, the Borough and the Redeveloper have not executed a mutually acceptable Redevelopment Agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Borough.
4. This Resolution shall take effect immediately.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilman Patrick Boyle			x			
Councilman Joseph Finistrella			x			
Councilwoman Toni Giordano Picerno		x	x			
Councilman William Mauro			x			
Councilman Douglas Piper			x			
Councilman Savino Scorese	x		x			
Mayor Linda Karlovitch						
ON CONSENT AGENDA	Yes _x	No _				

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Kenilworth at a Meeting held on October 15, 2025.


 Laura Reinertsen, Borough Clerk

