

**PENNINGTON BOROUGH**  
**30 North Main Street, Pennington, New Jersey 08534**  
**PLANNING/ZONING BOARD**  
**AGENDA TO THE EXTENT KNOWN**  
**December 14, 2022, 7:30 PM**

The meeting connection information will be available on the Borough's web site at [www.penningtonboro.org](http://www.penningtonboro.org) where instructions regarding the webinar will also be available. The connections for computer or phone are also listed below. Documents will be available for viewing at the Pennington Borough Hall, 30 North Main Street. Members of the public may make comments during the public portion of the hearing. They may also be submitted by email to [planning@penningtonboro.org](mailto:planning@penningtonboro.org) or in written letter form and delivered to the Board at the Borough Hall, 30 North Main Street. **All advance comments must be received by 4:00 p.m. the day of the scheduled meeting. However, any comments concerning an application on the agenda can only be made by attending the hearing on the application and providing testimony at the hearing and cannot be submitted prior the meeting.**

**The link to join the webinar (also found on the Pennington Borough web site):**

**When: Dec 14, 2022 07:30 PM Eastern Time (US and Canada)**

**Topic: Planning Board**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85479003127?pwd=THdleWdOZnF4all4NExMMGVVoOVgrQT09>

Passcode: 772911

Or One tap mobile :

US: +16469313860,,85479003127#,,,,\*772911# or +13017158592,,85479003127#,,,,\*772911#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000

Webinar ID: 854 7900 3127

Passcode: 772911

International numbers available: <https://us02web.zoom.us/j/85479003127?pwd=THdleWdOZnF4all4NExMMGVVoOVgrQT09>

**OPENING STATEMENT:** Adequate notice of this meeting has been posted in Borough Hall and sent to the officially designated newspapers: Hopewell Valley News and The Times of Trenton. Because of the state of emergency in New Jersey regarding COVID-19, the meeting will be held remotely via a Zoom webinar.

**MEMBERS:** Mark Blackwell, Vice Chair, Hilary Burke, Mayor's Designee, Debra Gnatt, Council Representative, Andrew Jackson, Cara Laitusis, Kate O'Neill, Jim Reilly, Chairperson, Doug Schotland, Amy Kassler-Taub 1<sup>st</sup> Alternate, Vacant-2<sup>nd</sup> Alternate

**ROLL CALL:**

Blackwell	Burke	Gnatt
Jackson	Laitusis	O'Neill
Reilly	Schotland	Alt. #1 Amy Kassler-Taub
Alt. #2 Vacant		

**PENNINGTON BOROUGH**  
**30 North Main Street, Pennington, New Jersey 08534**  
**PLANNING/ZONING BOARD**  
**AGENDA TO THE EXTENT KNOWN**  
**December 14, 2022, 7:30 PM**

2022 PROFESSIONALS: Edwin W. Schmierer, Planning Board Attorney, Mason, Griffin & Pierson, John Flemming, Zoning Officer, James Kyle, Planner, KMA Associates, Brian Perry, Engineer, Van Note Harvey, Katie Ronollo, Board Secretary

**ATTENDANCE:**

Schmierer	Flemming	Kyle
Perry	Ronollo	

**I. OPEN TIME FOR PUBLIC ADDRESS**

**II. NEW BUSINESS**

**Applications:**

- **PB 22-010- Wenzel, 234 W. Delaware Ave., Block 501 Lot 2**, Change of use from commercial to residential

**ROLL CALL:**

Blackwell	Burke	Gnatt
Jackson	Laitusis	O'Neill
Reilly	Schotland	Alt. #1 Kassler-Taub
Alt. #2 Vacant		

- **PB 22-011-Jersey Meds, 7 Route 31, unit 5, Block 206, Lot 3**, Conditional use application for retail cannabis in the B-H Zone

**ROLL CALL:**

Blackwell	Burke	Gnatt
Jackson	Laitusis	O'Neill
Reilly	Schotland	Alt. #1 Kassler-Taub
Alt. #2 Vacant		

**III. RESOLUTIONS OF MEMORIALIZATION**

- **PB 22-007, Zhang- 161 E Delaware Ave, Block 403, Lots 33 & 34**, d(4) use variance for new home exceeding Maximum Gross Floor Area by 800 square feet. Approved at the September 14, 2022 Board meeting.

**ROLL CALL:**

Blackwell	Burke	Gnatt
Jackson	Laitusis	O'Neill
Reilly	Schotland	Alt. #1 Kassler-Taub
Alt. #2 Vacant		

**PENNINGTON BOROUGH**  
**30 North Main Street, Pennington, New Jersey 08534**  
**PLANNING/ZONING BOARD**  
**AGENDA TO THE EXTENT KNOWN**  
**December 14, 2022, 7:30 PM**

- **PB 22-003, Pennington School**, amended preliminary and final site plan approval for the athletic facilities improvements: bleachers, press box, improvements to existing turf field and fence/wall surrounding the field. Approved at the September 14, 2022 Board meeting.

**ROLL CALL:**

Blackwell	Burke	Gnatt
Jackson	Laitusis	O'Neill
Reilly	Schotland	Alt. #1 Kassler-Taub
Alt. #2 Vacant		

**IV. ZONING OFFICER'S REPORT**

**V. MASTER PLAN COMMITTEE REPORT**

- No report

**VI. OLD BUSINESS**

**VII. MINUTES FOR APPROVAL**

- September 14, 2022

Adjournment \_\_\_\_\_