

PENNINGTON BOROUGH
30 North Main Street, Pennington, New Jersey 08534
PLANNING/ZONING BOARD
AGENDA TO THE EXTENT KNOWN
January 11, 2023, 7:30 PM
Re-Organization and Regular Meeting

The meeting connection information will be available on the Borough's web site at 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 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: Jan 11, 2023 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board - January 11, 2023 @ 7:30 pm

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89032888096?pwd=eHhhSG1iR0RzLzI5ZnlWdS9UMVdnZz09>

Passcode: 925474

Or One tap mobile :

US: +13092053325,,89032888096#,,,,*925474# or +13126266799,,89032888096#,,,,*925474#

Or Telephone:

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

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 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 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 890 3288 8096

Passcode: 925474

International numbers available: <https://us02web.zoom.us/j/89032888096?pwd=eHhhSG1iR0RzLzI5ZnlWdS9UMVdnZz09>

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.

REORGANIZATION MEETING

OATH OF OFFICE:

Hilary Burke, Class I, Mayor's Designee, Term 01/01/2023 – 12/31/2023

Deborah Gnatt, Class III, Council Representative, Term 01/01/2023– 12/31/2023

Jim Reilly, Class IV, Term 01/01/2023-12/31/2026

Kate O'Neill, Class IV, Term 01/01/2023-12/31/2026

Any Kassler-Taub, Alternate #1, Term 01/01/2023-12/31/2023

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

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ROLL CALL:

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

Nomination of Planning Board Chair

Nomination of Planning Board Vice Chair

Resolution - Appointment of Planning Board Attorney

Resolution - Appointment of Borough Planner

Resolution - Appointment of Planning Board Engineer

Resolution - Appointment of Planning Board Secretary

Resolution-Adopting Legal and Official Newspapers

Resolution-Adopting Schedule of Planning Board Meeting Dates for 2023

Appointment of the Application Review Committee

Motion to adjourn Reorganization meeting

REGULAR MEETING

I. OPEN TIME FOR PUBLIC ADDRESS

II. NEW BUSINESS

Revised Application Materials

Applications:

- **PB 22-009, Frontier Development, 5 Route 31 North, preliminary and final site plan approval for a Starbucks**

ROLL CALL:

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

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III. RESOLUTIONS OF MEMORIALIZATION

- **PB 22-010- Wenzel, 234 W. Delaware Ave., Block 501 Lot 2, Change of use from commercial to residential in the B-H Zone. Approved at the December 14, 2022 meeting**

ROLL CALL:

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

- **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. Approved at the December 14, 2022 meeting.**

ROLL CALL:

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

IV. ZONING OFFICER'S REPORT

V. MASTER PLAN COMMITTEE REPORT

VI. OLD BUSINESS

- Approval of 2022 Annual Report

VII. MINUTES FOR APPROVAL

- December 14, 2022

Adjournment _____