

PENNINGTON BOROUGH
JOINT PLANNING & ZONING BOARD MINUTES
MASTER PLAN PUBLIC FORUM & REGULAR MEETING
May 10, 2023

Mr. Reilly, Board Chair, called the meeting to order at 7:32PM and announced compliance with the provisions of the Open Public Meetings Act.

BOARD MEMBERS PRESENT: Mark Blackwell, Hilary Burke, Deborah Gnatt, Andrew Jackson, Amy Kassler-Taub, Cara Laitusis, Katherine O'Neill, James Reilly, Jen Tracy
Absent- Doug Schotland

BOARD PROFESSIONALS PRESENT: Jim Kyle, Planner, KMA Associates, Ed Schmierer, Attorney, Mason, Griffin & Pierson, Katie Ronollo, Board Secretary

OPEN TIME FOR PUBLIC ADDRESS

Mr. Reilly asked if there was any member of the public in attendance and had comments on items not on the agenda. There being no member of the public wanting to comment, the open period for public comment was closed.

MASTER PLAN REEXAMINATION

The Master Plan sub-committee has prepared a draft Master Plan reexamination report. In order for residents to have the opportunity to review the document, the report is available for public viewing at Borough Hall, is posted online and multiple notifications went out to residents via email and public posting of meeting notice. Mr. Jackson, MPC Chairperson, and Mr. Kyle, Planner, reviewed highlights from the report. Mr. Jackson discussed the plan to redo certain Master Plan elements over the next few years and asked for interested parties to volunteer. The goal is to have a "living document" where elements will be updated as the need arises and not on a set schedule.

Dan Pace, 9 Railroad Place, asked about the percentage of education properties in the Borough. Mr. Kyle clarified that the Tollgate school and the Administration building are not in education zones so the percentage in the report reflects primarily the Pennington School property.

Eric Holtermann, 45 N. Main Street, asked about adding a Historic Preservation Zone or an overlay to the map. Mr. Kyle noted that highlighting the HP District and looking at the bulk requirements in the district are included in the reexamination recommendations.

Nadine Stern, Council member, 322 Sked Street, applauded the committee's efforts and mentioned that the Recreation Commission may want to be involved in the process, too.

Charles Marciante, Council member, 107 Voorhees Avenue, thanked the Board and the Master Plan Committee for their work on the Reexamination document.

Jason Meyer, 8 Eglantine Ave, chair of the Economic Development Commission, expressed his enthusiasm for including an Economic Development element and said that Economic Development Commission members are ready to assist. In response to a question from Mr.

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Flemming, Mr. Meyer noted that the committee has a liaison to the Pennington Professional and Business Association.

Ms. O'Neill noted that representation from the PTO at the Tollgate school might be a good idea for the circulation element.

A motion to adopt the Master Plan Reexamination report as written was made by Mr. Jackson and seconded by Mr. Blackwell.

ROLL CALL:

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

With all in favor, the 2023 Master Plan Reexamination report was approved.

Mr. Reilly noted that Master Plan Sub-Committee members are willing to continue their work as new elements are developed.

A motion was made to adopt the resolution memorializing the adoption of the 2023 Master Plan Reexamination document was made by Mr. Blackwell and seconded by Ms. Laitusis.

ROLL CALL:

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

With all in favor, the resolution was memorialized.

ZONING OFFICER REPORT

There has been a request for a new use at the Harbat/Agrain property which Mr. Flemming has denied due to longstanding issues at the site. Mr. Flemming expects this issue to come before the Board at the June meeting.

NEW BUSINESS

The Planning Board has received a notification from Johnson, Mirmiran & Thompson, Inc. regarding replacement of the Stony Brook Bridge just east of the intersection of East Delaware with King George. Mr. Jackson noted that the bridge as currently built is dangerous to pedestrians, bikers and cars. If the Board is able to comment on design they would like these issues noted. Prior to making comments, Mr. Kyle suggested reaching out to Brian Perry, Engineer to the Board, to see if the design phase has been completed.

Mr. Blackwell made a motion for Ms. Ronollo to contact Brian Perry for more information. If appropriate, comments on safety of the bridge will be shared. Mr. Jackson amended the motion to include that the bridge as is not acceptable safety wise for cars, bicycles or pedestrians. Mr. Blackwell accepted the amendment of the initial motion and seconded the motion made by Mr. Jackson. All agreed via voice vote.

OLD BUSINESS

Ms. Ronollo reminded members to complete their financial disclosure forms if they have not already done so.

RESOLUTION OF MEMORIALIZATION

PB 23-002, Neary, 51 Eglantine, Block 302 Lot 2, minor subdivision with pre-existing non-conformities which will not be exacerbated by the subdivision and 2 d(1) use variances.

Motion to memorialize the resolution was made by Ms. O'Neill and seconded by Mr. Blackwell.

ROLL CALL:

| | | |
|-------------------|------------------|--------------------------|
| Blackwell Yes | Burke Yes | Gnatt Yes |
| Jackson Yes | Laitusis Abstain | O'Neill Yes |
| Reilly Yes | Schotland Absent | Alt. #1 Kassler-Taub Yes |
| Alt. #2 Tracy Yes | | |

The resolution was memorialized.

MINUTES

The April 12, 2023 minutes were approved via a motion by Ms. O'Neill and a second by Mr. Blackwell. All were in favor via voice vote.

Ms. O'Neill made a motion, seconded by Ms. Laitusis, to adjourn the meeting. All voted in favor to adjourn via voice vote at 8:50PM.

Respectfully submitted,

Katie Ronollo
Board Secretary