

**PENNINGTON BOROUGH  
PLANNING BOARD MINUTES  
REGULAR MEETING  
JULY 9, 2025 7:30 PM**

**TIME AND PLACE OF MEETING**

The Meeting of the Pennington Borough Planning Board was held on July 9, 2025 at 7:30 p.m. via Zoom.

**CALL TO ORDER**

Jim Reilly, Chairperson to the Planning Board, called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act.

**STATEMENT OF ADEQUATE NOTICE**

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.

**MEMBERS IN ATTENDANCE**

Mark Blackwell; Gian Paolo Caminiti; Andrew Jackson – Vice-Chair;  
Amy Kassler-Taub; Jim Reilly – Chair; Nadine Stern – Borough Council;  
Jennifer Tracy; Nazli Rex, Alt I; Casey Upson, Alt II

**ABSENT MEMBERS:** Kate O'Neill; Mayor James Davy

**PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:**

Jim Kyle, Kyle McManus Associates - Board Planner  
Edwin Schmierer, Mason Griffin & Pierson, PC - Board Attorney  
Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator

**PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

Chair Reilly opened the meeting to the public. With no public comment for items not on the agenda Chair Reilly closed the public forum.

**MASTER PLAN COMMITTEE UPDATE**

**Utility Services Plan**

Vice-Chair Jackson advised seven of the twelve elements have been conditionally adopted. The Housing Element and Fair Share Plan was adopted by the Planning Board at the special meeting on June 24, 2025. The Land Use plan, Economic Development plan and the Relation with Other Plans is left to be conditionally adopted. All elements will hopefully be completed by the November 12, 2025 regularly scheduled PB meeting. A survey will be going out related to the issues in Land Use. He encouraged the public to comment on any of the elements that are on the Pennington Borough website and submit your comments to the Land Use Administrator.

Vice-Chair Jackson reviewed the Utility Services Plan that can be found on the Pennington Borough website at <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>.

Chair Reilly opened the forum to the PB members.

Mr. Blackwell stated he read that most of the energy produced in NJ is made with natural gas. The property that he owns that has floodplains on it is getting more flooded than ever because of development in the area and bigger storms. PSE&G previously contacted him regarding the property with the floodplains to put in a substation and they were told no. How the whole town would be electrified with no infrastructure is unknown. Where will they put the resources to give the needs without putting substations in town?

Vice-Chair Jackson replied that he was not aware of the substation request until recently and he is not sure if the substation that was installed on Route 31 in Hopewell Township was installed in its place.

Chair Reilly opened the meeting to public comments for the Utility Services Plan portion of the agenda. With no public comment Chair Reilly closed the public forum for the Utilities Service Plan.

**MOTION TO CONDITIONALLY ADOPT THE PROPOSED COMMUNITY FACILITIES AND SERVICES PLAN:** Mr. Jackson

**SECONDED:** Mr. Caminiti

**ROLL CALL:**

**AYES:** Mr. Caminiti, Mr. Jackson, Ms. Kassler-Taub, Ms. Stern, Ms. Tracy, Ms. Rex, Ms. Upson, and Mr. Reilly.

**NAYS:** Mr. Blackwell.

**ABSTAIN:** None.

### **AMENDMENT TO HOUSING ELEMENT AND FAIR SHARE PLAN**

Ms. Stern stated after the June 24, 2025 special joint Council and Planning Board Meeting adopting the Housing and Fair Share Plan there was a discussion with the Master Plan Committee. They will be working on the Land Use plan as a foundation and an updated Housing Plan in sync along with a great deal of public input including a survey and a public meeting in the Fall. The council will then take on the Housing Element and Fair Share Plan ordinances in time for submission to the State in March 2026.

### **MINUTES**

#### **May 14, 2025**

Upon a motion from Mr. Jackson and Mr. Blackwell offering a second, the May 14, 2025 minutes were unanimously approved with amendments by those eligible to vote.

#### **June 24, 2025**

Upon a motion from Ms. Tracy and Mr. Blackwell offering a second, the June 24, 2025 minutes were approved with all eligible to vote, besides Mr. Jackson who abstained.

**ADJOURNMENT OF MEETING**

There being no further business, Mr. Blackwell made a motion to adjourn the meeting with Ms. Kassler-Taub offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 p.m.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do at this moment certify;

That I am the duly elected secretary of the Pennington Borough Planning/Zoning Board and that the minutes of the Planning Board, held on July 9, 2025, consisting of three (3) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board Meeting this August 14, 2025.

*Robin Tillou*

Robin Tillou, Land Use Administrator