

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
March 13, 2024, 7:30 PM**

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6 Mr. Schmierer called the meeting to order at 7:30 p.m. and announced compliance with
7 the provisions of the Open Public Meetings Act. He stated that the meeting was being
8 held via a Zoom webinar and access to the meeting had been noticed. As Mr. Reilly
9 was having some technical difficulties, Mr. Jackson started the meeting.

10
11 **BOARD MEMBERS PRESENT:** Mark Blackwell, Jim Davy, Andrew Jackson, James
12 Reilly, Nadine Stern, Amy Kassler-Taub, Kate O'Neill, Andrew Jackson, Jen Tracy,
13 Nazli Rex

14
15 **BOARD PROFESSIONALS PRESENT:** Jim Kyle, Planner, KMA Associates, Ed
16 Schmierer, Attorney, Mason, Griffin & Pierson, Kaitlyn Macellaro, Board Secretary

17
18 **OPEN TIME FOR PUBLIC ADDRESS**

19 Mr. Jackson asked if there was any member of the public who had joined the meeting
20 and had comments on items not on the agenda.

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22 Dan Pace, 9 Railroad Place, stated that he didn't see the agenda for tonight's meeting
23 on the Borough website. Mr. Jackson read what was on the agenda to Mr. Pace.

24
25 There being no other member of the public wanting to comment, the open period for
26 public comment period was closed.

27
28 **NEW BUSINESS**

29 Mr. Kyle talked about the referral from Borough Council for a redevelopment study for
30 the Blackwell properties on Brookside Drive (block 205 lot 2,3,4,5 and 6).

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32 Mayor Davy asked Mr. Schmierer to render an opinion on how Mr. Blackwell should
33 present himself during this discussion. Mr. Blackwell said he was just going to abstain.
34 Mr. Schmierer stated Mr. Blackwell can listen in tonight, but will have to abstain from
35 any participation later when the recommendation takes place.

36
37 Mr. Kyle explained that this is very similar to the process we went through with the
38 landfill. He stated that Borough Council passed a resolution for the Planning Board to
39 conduct a preliminary investigation for the Blackwell properties on Brookside Avenue
40 from Main Street over to Green Street. He said that his office will prepare a report and
41 render an opinion to announce at the next public hearing in May. He noted that we will
42 send the notices out two weeks prior to the hearing, post the report on the Borough
43 website, identify all the criteria and show the ones that are met, provide analysis and
44 mapping, present and discuss it and then made a recommendation to the Mayor and
45 Council as to whether or not it meets the criteria under the redevelopment law.

46
47 Mr. Jackson announced that Local Government Week is from April 8th through April 12th.
48 He had hoped we could have the April 10th Planning Board meeting in the Council room

49 following the Planning Day held at Borough Hall, but the recording devices do not work
50 in the Council Room. He explained how they are going to decorate the Borough hallway
51 with posters explaining each goal of the Master Plan. He stated that the plan is to have
52 one person stand at each poster to answer questions and collect any comments they
53 may have. He stated that the time is originally from 2pm to 5pm, but he may want to
54 extend the time so residents have a chance to see the posters after school and/or work.
55 He suggested that we keep the posters up in Borough Hall throughout the week and
56 residents can leave their comments with Ms. Macellaro. Ms. Stern noted that it will be
57 similar to last year where a committee person will sit at each table and answer any
58 questions the public may have. She announced that the Police Department is going to
59 have a “Coffee with a Cop” event, the Fire House is going to have an open house, the
60 Parks and Recreation Department is going to have an activity at Kunkel Park and the
61 Library is going to have a scavenger hunt. She proclaimed that it is going to be a week
62 of activities and fun and all highlighting Pennington Borough as the great place that it is.
63 Mr. Jackson noted that he is looking for volunteers to stand by the table and/or posters
64 for the mid-day and evening hours.
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67 **ZONING OFFICER REPORT**

68 There was no Zoning Officer Report this evening.
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71 **MASTER PLAN COMMITTEE REPORT**

72 The CAC members that were present were Allison Neary, Meredith Moore, Suzanne
73 Elliott, Michelle Needham, Mary Ternoey and Jason Meyer. Mr. Jackson thanked the
74 CAC for all of their efforts in the last few months. He stated that Ms. Stern persuaded
75 him to develop a timeline to the end of 2024 to try to get everything done in time for
76 2025, the introduction of the Master Plan. He discussed how he spread out the
77 elements, so there would only be one element at any Planning Board meeting for
78 adoption. He stated that the project could be completed by the end of November as long
79 as there are not a lot of applications. He explained how at the top of the document, he
80 listed the elements and who will be working together on each element. He stated that
81 the 1998 Master Plan is still enforced until the 2025 Master Plan is complete. He said
82 that the elements that they are working on at the moment are not in the current 1998
83 Master Plan, such as conservation and the green buildings. He stated that the last three
84 months of 2024 will be focusing on elements that are currently in the 1998 Master Plan
85 such as the Mobility and the Utility Plan. He noted that it might be a good idea to
86 postpone the April 10 meeting because it is the same day that the 2025 Master Plan is
87 being presented at Borough Hall for Local Government Week. Mr. Schmierer
88 announced that you have to have hearings before adoption and he will talk to Jim first
89 so we don't run into a re-examination issue. Ms. Tracy stated that in section F titled
90 “Guiding Principles”, it shouldn't say “committed” because it refers to an affirmative
91 obligation. Mr. Schmierer suggested that you replace “committed to” to “supported of.”
92 Ms. Stern mentioned that she liked what Ms. Tracy said before, which was “recognizes
93 the importance of.” Ms. Tracy asked what was intended in the sixth idea under section
94 F. Mr. Kyle replied that land use and planning decisions can effect health outcomes. Mr.
95 Jackson referred back to page two of the document where it talks about how the
96 purpose of the Master Plan is to protect public health and safety and promotes general

97 welfare. Mr. Kyle suggested we changed “and recognizing” to “by recognizing” in
98 section F, number 6. Ms. Tracy recommended we take out the word “housing” in
99 number two of section F. Mr. Kyle explained that this was likely intended to address
100 access to affordable housing opportunities. Ms. Stern noted that this relates to non-
101 discrimination in housing. Ms. Tracy proposed that we get rid of the word “ensure.” Mr.
102 Jackson read section H titled “Implementation” Mr. Jackson noted that this is a brief
103 excerpt of the element and it will eventually be more detailed in the final version.
104 Mr. Jackson announced that he is working with Ms. Sterling to rearrange the Planning
105 Board website so there is a place to put Master Plan 2025 draft versions of the
106 elements with links. Ms. Kassler-Taub explained how MPC has been working with Ms.
107 Sterling, Ms. Macellaro, Mr. Caminiti and Ms. Habiby on updating the website so that it
108 would include an addition to the Master Plan 2025 “Under Development” button, an
109 overview of the Master Plan, links to documents that are relevant at the time and
110 contact information for comments and questions. Ms. Kassler-Taub stated that Ms.
111 O’Neill reached out to the Borough newsletter, Mercer Me and the Hopewell Valley
112 News to let them know about the process. Mr. Jackson noted that they plan on using
113 the Borough emailing service that transmits to over 1,000 residents to keep them in the
114 loop with the Master Plan. He said that questions and comments would get sent directly
115 to Ms. Macellaro at planning@penningtoboro.org. He announced that they aren’t
116 looking for any more volunteers at the moment for the Master Plan Committee. Mr.
117 Jackson asked when the website would be modified so they can start uploading. Ms.
118 Macellaro responded and said within the next couple of weeks.

119

OLD BUSINESS

120 Mr. Jackson asked what happens next with the landfill. Mayor Davy explained that
121 Council accepted the Planning Board’s recommendation and now they are coming up
122 with a redevelopment plan. He noted that they will be engaging the public and the
123 community on generating ideas for this project. Mr. Kyle stated he will work with Mr.
124 Caminiti to pull together a request for proposals.

125

MINUTES

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127 The December 13, 2023 minutes were approved via a motion by Ms. Tracy and a
128 second by Mr. Blackwell. All were in favor with two abstentions by Mr. Davy and Ms.
129 Stern via voice vote.
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132 The January 10, 2024 minutes were postponed until the next meeting.

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134 Ms. O’Neill made a motion, seconded by Mr. Blackwell to adjourn the meeting. All voted
135 in favor to adjourn via voice vote at 8:30 p.m.

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138 Respectfully submitted,
139 *Kaitlyn Macellaro*
140 Planning Board Secretary