

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
AUGUST 13, 2025 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on August 13, 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; Mayor James Davy; Andrew Jackson – Vice-Chair; Amy Kassler-Taub; Kate O'Neill; Jim Reilly – Chair; Jennifer Tracy; Nazli Rex, Alt I; Casey Upson, Alt II

ABSENT MEMBERS: Nadine Stern – Borough Council

PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:

Edwin Schmierer, Mason Griffin & Pierson, PC - Board Attorney
Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator
Tyler Gronau, Zoning Officer

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.

ZONING OFFICER – Tyler Gronau

Chair Reilly introduced the new Zoning Officer, Tyler Gronau. Mr. Gronau started as the zoning officer for Pennington Borough in March 2025.

Mr. Gronau introduced himself and Mr. Caminiti explained that Mr. Gronau works virtual as the zoning officer to the Borough. Ms. Tillou, Land Use Administrator and Mr. Gronau work together to ensure a seamless virtual process in distributing the forms electronically.

Vice-Chair Jackson asked how he would give attention to violations for a property if his work is primarily virtual.

Mr. Gronau responded that he has been to the Borough a few times for violations. If there is a specific complaint that he has to put his eyes on he will go to the Borough to investigate.

Mr. Caminiti advised that a workflow is being developed for the DPW and the Police Department for code enforcement. If there is a zoning violation then Mr. Gronau will investigate. Mr. Caminiti will send copy of the workflow to the Planning Board.

NEW BUSINESS – RV Ordinance

Chair Reilly introduced new business – Recreational Vehicles (RVs). Council received an email regarding a resident that would like RVs to have restrictions regarding the parking of RVs on a property.

Chair Reilly asked if it is common to have an ordinance regarding storage of RVs.

Mr. Gronau explained that when he worked in Bound Brook there was an ordinance regarding RVs that you could have no trailer over 24 ft. long and it has to be on the driveway or in the garage and it cannot extend past the front yard. It is common to have some sort of language in the ordinance for RVs.

Chair Reilly opened this portion of the agenda to the public.

Wendy Vasquez, Pennington Resident, stated she sent an email to the Council regarding the proposal to possibly implement an ordinance regarding the storage of RVs. She stated that she has an instance with an RV being on a property and believes there should be an ordinance to reflect restrictions for the RV storage.

Mayor Davy mentioned that Mr. Kyle, Board Planner, recommended that this subject be forwarded to the Master Plan Committee (MPC) for consideration to be implemented in the Land Use Plan element of the Master Plan.

INCONSISTENCY REVIEW

Council Ordinance 2025-12 - Ordinance Amending Section 215-81, of the Borough Code Extending Operating Hours of the Licensed Cannabis Retailer in the Borough from 8:00 pm to 9:00 pm.

There was a brief conversation of the banners that are kept at the cannabis retailer. It was determined that Borough Hall administration will address any violations of the banners.

MOTION THAT THE PLANNING BOARD FINDS NO INCONSISTENCIES WITH THE MASTER PLAN FOR ORDINANCE 2025-12: Mr. Jackson

SECONDED: Mr. Blackwell

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Ms. O'Neill, Ms. Tracy, Ms. Rex, and Mr. Reilly.

NAYS: None.

ABSTAIN: None.

MASTER PLAN COMMITTEE (MPC) UPDATE

Economic Development Plan Element

Vice-Chair Jackson advised that nine of the twelve elements have been conditionally adopted. The Land Use Plan element is being worked on by Mr. Kyle and the MPC. There will be a public hearing for the Master Plan in October 2025 at the former First Aid building located on Broemel Place next to the Pennington Fire Company. The MPC would like any last minute ideas on the elements of the Master Plan at the public hearing. The target date for the adoption of all of the elements of the Master Plan is the November 12, 2025 PB meeting. If that date is not met then the December 10, 2025 PB meeting will be the date of adoption of the Master Plan.

Ms. Kassler-Taub advised of an update for the Master Plan survey that was email blasted and on the Pennington Borough website. She advised that there has been 530 responses that the MPC will be sorting out.

Ms. Kassler-Taub reviewed the Economic Development Plan element that can be found on the Pennington Borough website at <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>.

Jason Meyer, Chairperson of the Economic Development Committee, was present. The Economic Development Committee gave input to the MPC for the Economic Development Plan element. Mr. Meyer explained that walkability is encouraged to and from the Route 31 district to support the businesses of Pennington.

Chair Reilly opened the meeting to the public.

Mike Recchia, Pennington Resident, wanted to know how all the items in the Master Plan will be funded.

Vice-Chair Jackson responded that after the Master Plan is adopted there will be an implementation plan. The items in the implementation plan that are easier and are not costly will be done quicker. Those that are more costly and complex will take time and could possibly get funding through the state and/or county. There will be volunteers for the implementation plan.

Lee Herman-Holtermann, Pennington Resident, stated that walkability is mentioned numerous times in this meeting and in the plan. That means that maintenance needs to be done on the sidewalks since there are cracks.

Vice-Chair Jackson advised that the Mobility Plan element has a goal to ensure the safety of pedestrians to require homeowners and businesses to maintain their sidewalks in good condition.

Ms. O'Neill feels that an issue may be that most residents are not aware that the sidewalk is their responsibility.

Mr. Schmierer stated sidewalks are in the right-of-way but it is the homeowner or business owners' responsibility to maintain the sidewalk.

MOTION TO CONDITIONALLY ADOPT ECONOMIC DEVELOPMENT PLAN ELEMENT:

Mr. Jackson

SECONDED: Ms. O'Neill

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Ms. O'Neill, Ms. Tracy, Ms. Rex, and Mr. Reilly.

NAYS: None.

ABSTAIN: None.

Relation to Other Plans Element

Vice-Chair Jackson introduced the Relation to Other Plans element that can be found on the Pennington Borough website at <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>.

Mayor Davy stated in regards to the goals for interaction with external plans, he does not agree that the Planning Board should go beyond the Master Plan portion. The Borough Council has jurisdiction on some of the items in the goals section of the relation to other plans element.

Mr. Jackson stated he would work offline with Mayor Davy on the goals portion of the "Relation to Other Plans element." The revised element will be presented at the September 10, 2025 Planning Board meeting for conditional adoption.

MINUTES

July 9, 2025

Upon a motion from Mr. Blackwell and Mr. Caminiti offering a second, the July 19, 2025 minutes were unanimously approved with amendments by those eligible to vote.

ADJOURNMENT OF MEETING

There being no further business, Mr. Caminiti made a motion to adjourn the meeting with Ms. Kassler-Taub offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:15 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 August 13, 2025, consisting of four (4) 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 September 11, 2025.

Robin Tillou

Robin Tillou, Land Use Administrator