

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
OCTOBER 8, 2025 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on October 8, 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

Gian Paolo Caminiti; Mayor James Davy; Andrew Jackson – Vice-Chair;
Amy Kassler-Taub; Kate O'Neill; Jim Reilly – Chair; Nadine Stern – Borough Council; Jennifer Tracy; and Nazli Rex, Alt I

ABSENT MEMBERS: Mark Blackwell; Casey Upson, Alt II

PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:

Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator
Jim Kyle, Board Planner

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.

CORRESPONDENCE

Letter from Protect our Corner of Pennington Community Group

Mr. Kyle advised that the Borough was assigned a fourth round obligation that was given in March 2025. Significant developer fees were not collected in the Borough as compared to other municipalities. We did not have the subsidy that most developers require. The Borough is entitled to take the vacant land adjustment but it did not wipe out all of the obligations. The exercise of the housing plan was to find locations that can be viable for some type of an inclusionary project. The inclusionary project is to contain a certain percentage of 15% -20% of affordable units and market rate units. The Housing Plan can be revisited and that is the option that the Borough took and is being worked on currently. The Land Use Plan is also being worked on in correlation with the affordable housing and that is being planned for by the end of the year.

Chair Reilly opened the meeting to the public for the “Letter from Protect our Corner of Pennington Community Group” agenda item.

Christian and Katie Davis, Reading Street, Pennington, NJ, stated their concerns of a possible redevelopment site intended for affordable housing at the address of Reading Street, Block 701 Lot(s) 5-8. They would like that location removed from the possibility of affordable housing. The concern is the emergency response, traffic congestion and pedestrian safety. It lacks access to public transportation and is not walkable to essential services.

Alicia Kapheim, Hale Street, Pennington, NJ is concerned of the potential 31 unit multifamily housing development. Her concern is the light pollution.

Veena Juroshek, Reading Street, Pennington, NJ is concerned of the increased traffic in the area if the affordable housing does go through for this property. The streets are narrow and that will cause a safety concern. The water runoff will also be a concern.

Molly O’Connor, Hale Street, Pennington, NJ is concerned that access to jobs, schools, healthcare and groceries will be limited in this location. It should also be near public transit and community services. Also children may cross the train tracks to get to certain schools.

Pat Totaro, Reading Street, Pennington, NJ stated that her concern is the narrow access and one way in and one way out for emergency vehicles, school buses and sanitation trucks.

John O’Connor, Hale Street, Pennington, NJ stated his concern are the narrow roads in the area and were not designed for a multi-unit or heavy access that a multi-unit housing would require. There is also no fire hydrant near the proposed development.

Bronwyn Haley, Hale Street, Pennington, NJ stated concerns of safety, light pollution, drainage and emergency vehicle access and feels that location should serve as another community service center.

Mayor Davy stated he will stay in contact with the Protect our Corner of Pennington Community Group regarding the next steps.

Ms. Stern advised there will also be a public hearing regarding the Master Plan on a date to be determined and the date will be announced via the Pennington Borough website. All residents should sign up for the news and announcements and the agendas for the Boards on the Pennington Borough website (<https://www.penningtonboro.org/AlertCenter.aspx?AID=Sign-up-to-Receive-the-Pennington-Boroug-7>.)

With no other public comment for this item on the agenda Chair Reilly closed the public forum.

APPLICATION

25-003 The Pennington School – Demo and Renovate Stairs at Gymnasium – Application Withdrawn

Mr. Kyle explained that the application that was submitted was modifying one area that was shown to be a staircase for the gymnasium to be demoed and constructed in a different way. There is no impact to circulation, parking or impervious surface. He and the Board Engineer agreed that they should submit an as-built or survey to show how it was constructed.

Mayor Davy asked if that was what was built in between the fields.

Mr. Kyle responded that was part of a previous site plan approval so no further action by the Board is required.

MASTER PLAN COMMITTEE (MPC) UPDATE

Relation to Other Plans Element

Vice-Chair Jackson advised this element was addressed at the August 13, 2025 PB meeting and Mayor Davy requested a more detailed look at the PB responsibilities and the Council's responsibilities for interactions with other entities. Those amendments were incorporated in the most recent version of the Relation to Other Plans Element.

MOTION TO CONDITIONALLY ADOPT THE RELATION TO OTHER PLANS ELEMENT:

Mr. Jackson

SECONDED: Mr. Caminiti

The motion was unanimously approved by all Planning Board members present eligible to vote to conditionally adopt the relation to other plans element.

Vice-Chair Jackson went over the updates to the elements that were revised. The updates can be found at <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>.

The Board voted to conditionally adopt the remaining elements listed below, which were previously conditionally adopted but have since been revised.

MOTION TO CONDITIONALLY ADOPT THE REVISED ELEMENTS OF: MOBILITY PLAN, UTILITY SERVICES PLAN, COMMUNITY SERVICES AND FACILITIES PLAN, OPEN SPACE AND RECREATION PLAN, CONSERVATION OF NATURAL RESOURCES PLAN, GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY PLAN:

Mr. Jackson

SECONDED: Mr. Davy

The motion was unanimously approved by all Planning Board members present eligible to vote to conditionally adopt the revised elements.

OLD BUSINESS

Fair Share Housing Center Response to Housing Element and Fair Share Plan

Mr. Kyle explained that the Fair Share Housing Center has filed over 400 challenges to municipal plans. There is no objection to Pennington Borough's housing element and fair share

plan but they want more information. They want that information by Friday and Mr. Kyle will be working with Mr. Schmierer, Board Attorney to get the information in and they will give them a timeline to submit all of the information.

MINUTES

August 13, 2025

Upon a motion from Mr. Caminiti and Ms. Kassler-Taub offering a second, the August 13, 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. O'Neill 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 October 8, 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 November 13, 2025.

Robin Tillou

Robin Tillou, Land Use Administrator