

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
MAY 14, 2025 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on May 14, 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 (arrived 8:30pm); Andrew Jackson – Vice-Chair; Amy Kassler-Taub; Kate O'Neill; Jim Reilly – Chair; Nadine Stern – Borough Council; Jennifer Tracy; Nazli Rex, Alt I;

ABSENT MEMBERS: Mayor James Davy; Casey Upson, Alt II

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.

RESOLUTIONS

**#25-001 12 N. Main Street Pennington NJ LLC
 12 N. Main Street – Block 205, Lot 22 – TC (Town Center) Zone
 Subdivision, d(2) Variance, Bulk Variances**

MOTIONED TO MEMORIALIZE RESOLUTION: Mr. Blackwell

SECONDED: Ms. Kassler-Taub

ROLL CALL:

AYES: Mr. Blackwell, Mr. Jackson, Ms. Kassler-Taub, Ms. Stern, Ms. Tracy, Ms. Rex, and
 Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

#25-002 CJ and Mary Peters
319 Hale Street – Block 706, Lot 5 – R-80 Residence Zone
Front Yard Setback Bulk Variance

MOTIONED TO MEMORIALIZE RESOLUTION: Mr. Blackwell

SECONDED: Ms. Tracy

ROLL CALL:

AYES: Mr. Blackwell, Mr. Jackson, Ms. Kassler-Taub, Ms. Tracy, Ms. Rex, and
Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

ZONING ORDINANCE AMENDMENT RECOMMENDATIONS

Mr. Kyle, Board Planner, reviewed his memo dated May 12, 2025 that was distributed to the Planning Board for the updates to the Land Use Ordinances.

It is stated on page 4, Item 4. a. B. of the memo “that alterations or enlargements that do not increase the degree of nonconformity related to required front, side or rear yard setbacks are permitted so long as such alteration or enlargement represents a 25% or less increase in the length of the building or portion of the building that is nonconforming.” Mr. Jackson recommended that should specify that no further development than 25% is allowed for all owners. And Mr. Jackson recommended on item F. the attached garages 5 ft. setback should apply for garage doors facing the street.

Mr. Kyle will make those amendments.

MOTIONED TO APPROVE UPDATED ORDINANCES MEMO TO FORWARD TO THE
BOROUGH COUNCIL: Mr. Jackson

SECONDED: Ms. O’Neill

ROLL CALL:

AYES: Mr. Blackwell, Mr. Jackson, Ms. Kassler-Taub, Ms. O’Neill, Ms. Stern, Ms. Tracy, Ms.
Rex, and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

MASTER PLAN COMMITTEE UPDATE

Mr. Jackson advised that the first draft of the “Utilities Services” element has been sent to the Master Plan Committee. The seven (7) elements that were conditionally adopted are now posted on the Pennington Borough website for the public to review and comment.

A discussion was had regarding the amendment to the “Housing Element and Fair Share Plan” of the Master Plan. The Planning Board must adopt the amendment to the Master Plan and the governing body must adopt a resolution endorsing the amendment to the Master Plan.

Mr. Kyle stated the draft ordinances will need to be approved for the plan and must be adopted by March 2026 which can be amended in that time if needed.

APPLICATION REVIEW COMMITTEE NEW PROCEDURES

Mr. Kyle reviewed the memo sent to the Board and as discussed at the April 9, 2025 PB meeting. The new procedures are the Application Review Committee will no longer be part of the review process and the completeness review will now have Ms. Tillou approve the administrative aspects of the application who will then forward the land use application to Mr. Fetzer, Board Engineer. Mr. Fetzer will then advise the Board of his recommendations. The Board Engineer will advise of any missing checklist items as well if there are. The Board will then review the application for completeness and approve or deny any waivers requested at their next scheduled meeting. Ms. Tillou will then advise the applicant of the results. The EC will receive all PB applications after the completeness review of the Board Engineer to prepare for their review letter.

MOTIONED TO APPROVE UPDATED NEW PROCEDURES FOR COMPLETESS

REVIEW: Mr. Jackson

SECONDED: Ms. O’Neill

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

MOTION PASSED

MINUTES

April 9, 2025

Upon a motion from Mr. Jackson and Mr. Blackwell offering a second, the April 9, 2025 minutes were unanimously approved with amendments by those eligible to vote.

ADJOURNMENT OF MEETING

There being no further business, Mr. Blackwell made a motion to adjourn the meeting with Ms. Stern offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:00 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 May 14, 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
Planning Board Meeting this June 12, 2025

Robin Tillou

Robin Tillou, Land Use Administrator