

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
February 12, 2025, 7:30 PM**

Mr. Reilly called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act. He stated that the meeting was being held via a Zoom webinar and access to the meeting had been noticed.

BOARD MEMBERS PRESENT: Mark Blackwell, Gian Paolo Caminiti, Jim Davy, Andy Jackson, Amy Kassler-Taub, Kate O’Neill, Jim Reilly, Jen Tracy, Nazli Rex, Casey Upson
Absent: Nadine Stern

BOARD PROFESSIONALS PRESENT: Ed Schmierer, Attorney, Mason, Griffin & Pierson, Kaitlyn Macellaro, Board Secretary

OPEN TIME FOR PUBLIC ADDRESS

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

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

Mr. Caminiti announced that Ms. Macellaro will be resigning her service with the Borough at the end of this month with her last day of March 3rd, 2025. He thanked her for her good service to the Board and to the Borough and wished her success in her future endeavors.

NEW BUSINESS

- o Ordinance Revisions

Mr. Reilly announced that Mr. Kyle had a work emergency and could not attend tonight’s meeting, so the ordinance revisions are postponed until the meeting in March.

MASTER PLAN COMMITTEE UPDATE

- o Conditionally Approve the Historic Preservation Plan

Mr. Jackson stated that this is the fifth element that they are bringing to the Planning Board for conditional approval. He described that Eric Holtermann is the chair of the Historic Preservation Commission and the Commission serves to preserve a number of historic buildings that are in the center of town. Mr. Holtermann stated that the Pennington African Cemetery was added to the Historic District. He described that they modified the ordinance in order to clarify the intent and the process. He stated that one of the other changes is the fifty year threshold for review. Mr. Jackson asked if any building that is fifty years old would be considered historic and Mr. Holtermann stated that is not the case. He explained that there are certain kinds of work that don’t require a building permit according to the New Jersey state law, but do still require review by the Historic Commission. He announced that one of their goals is to pursue state level designation of the Commission as a Certified Local Government Program (CLG). Mr. Jackson asked how long that will take and Mr. Holtermann said within the next calendar year. Mr. Holtermann stated that another goal is to coordinate with the planning/zoning board about zoning changes that can impact the Historic District and add the Historic District on the zoning map. He noted that the fourth goal of the element is to recognize impacts of climate change. He

50 explained that one of the thoughts for the train station is to get the zone reassessed and
51 consider it to be a professional office use building. He stated that it is part of a condominium
52 association and the president of the association, George Ford, just joined the Historic
53 Preservation Commission. Mr. Holtermann reported that he attended a meeting with the
54 Hopewell Valley Central School Administration and they said they don't intend to sell the
55 Hopewell Valley School Administration Building right now. He explained that the building is ideal
56 for affordable housing if it ever becomes available.

57
58 Mr. Jackson made a motion, seconded by Ms. O'Neill to conditionally adopt the Historic
59 Preservation Plan version #5. Motion passed.

60
61 Ms. O'Neill stated that she had a few minor edits to the element. Mr. Jackson said that they can
62 make those changes in the future.

63
64 **MINUTES FOR APPROVAL**

65 The January 8, 2025 minutes were approved via a motion by Mr. Blackwell and a second by
66 Ms.O'Neill. All were in favor with one abstention by Ms. Tracy via voice vote.

67
68 **Additional Public Comments**

69 Demetri Stylianou, 144 and 148 West Franklin Ave, explained that he tried to rezone the two
70 properties to multi-family or commercial use since 2008. He said that he has sent multiple letters
71 over the years and nothing has been done.

72
73 Mayor Davy explained that Mr. Caminiti, Mr. Kyle and himself met with Mr. Stylianou in
74 December and concluded that they are going to take his rezoning request into consideration
75 with the Master Plan and the zoning ordinance update. He noted that they are also trying to
76 apply the affordable housing overlay zone in that area. He stated that he will check in with Mr.
77 Kyle tomorrow and get back to Mr. Stylianou with an update.

78
79 Dan Pace, 9 Railroad Place, asked if it is possible for the draft ordinance revisions to be put on
80 the website, so the public can review and make comments if necessary. Mr. Caminiti stated that
81 the goal is to get everything on the website in short order.

82
83 **Mercer Corridor Enhancement Program - Master Plan Element**

84 Mr. Jackson explained that we received a letter from the County Planning Department and were
85 asked to comment on the "Mercer County Corridor Enhancement Program Master Plan
86 Element." He stated that it is primarily a collection fee system for projects on County roads and
87 the collection fee will then be redistributed back to the municipality to use for their complete
88 streets program. He described that the landfill and the Blackwell property are both on County
89 roads and these developments would be impacted by this. He asked Mr. Caminiti if he sent
90 them a letter stating that we are in agreement with this. Mr. Caminiti stated that the
91 correspondence has been drafted.

92
93 **State Redevelopment Plan Meeting**

94 Mr. Jackson announced that the Mercer County Municipal Cross-Acceptance Program is
95 looking at a preliminary state redevelopment plan on February 18, 2025 from 6-8pm. He asked
96 if anyone would be interested in attending the meeting with him. Mr. Jackson said he was going
97 to forward the information to Mayor Davy and Mr. Caminiti.

98
99 **Zoning Officer Replacement**

100 Mr. Jackson asked if there is a replacement for the zoning officer, John Flemming and if that is
101 going to impact our workload. Mr. Caminiti stated that we are looking to improve services for the

102 residents and potential developers to receive zoning applications through the website. He stated
103 that Tyler Gronau, who is the zoning official in Middlesex and Bound Brook, will be starting
104 sometime in March.

105

106 **Adjournment**

107 Mr. Blackwell made a motion, seconded by Ms. O'Neill to adjourn the meeting. All voted in favor
108 to adjourn via voice vote at 8:23 p.m.

109

110 Respectfully submitted,

111 *Kaitlyn Macellaro*

112 Planning Board Secretary