

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
August 14, 2024, 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, Andrew Jackson, Kate O'Neill, Jim Reilly, Jen Tracy, Nazli Rex, Casey Upson

Absent: Jim Davy, Amy Kassler-Taub, Nadine Stern

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

Absent: Jim Kyle, Planner, KMA Associates

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.

NEW BUSINESS

- Undertake a Preliminary Investigation to Determine Whether Block 201 Lots 6 and 7 be Considered as an Area of Redevelopment

Mr. Blackwell made a motion, seconded by Mr. Jackson to instruct the Planning Board Planner, Jim Kyle, to undertake the study requested by Borough Council.

MASTER PLAN COMMITTEE UPDATE

- Draft 2 of the Green Buildings and Environmental Sustainability Element (GBESE)

Mr. Jackson explained that page two of this document will be removed and was just there to show what has been changed since draft one. He stated that Susan Bristol's suggestions, mostly about stormwater, were incorporated into this draft and are highlighted in red. He said that Dan Pace's concerns about pollution and the noise from leaf blowers and lawn mowers were viable and valid and highlighted in green. Mr. Jackson described how one thing they haven't done and intended to do is explain how the Green Buildings Plan impacts other plans. He stated that his main goal is to make sure that the plans stay consistent with each other. He described that this plan impacts the land use plan, the housing plan, the mobility plan, the public works services plan and the community facilities and services plan. Ms. Macellaro confirmed that she did not receive any comments from the public. He explained how there are six core topics within this element: climate change and greenhouse gas emissions, renewable energy and energy conservation, green buildings and design, land use and mobility, water management and waste management. Mr. Jackson talked about how we recently had flood issues like before on Main Street and Delaware Avenue with Route 31 blocked off.

Mr. Jackson made a motion, seconded by Mr. Caminiti to conditionally adopt the Green Buildings and Environmental Sustainability Element.

Mr. Blackwell stated that the Borough does not produce the flood water that we get, it is done by the Township and dumped on Pennington and we become the retention basin for the Township. He is concerned that we don't have anywhere to store the water that is being sent to us from the Township and we need to find a way to stop it before coming into town. Mr. Jackson suggested that we do a hydrological study to figure out where the water is coming from. He also stated that the pipes need to be maintained on a regular basis. He said that Hopewell Township has a Vector truck that sends huge amounts of water down the pipes to clean them out.

Mr. Caminiti commented and said that he spent two hours earlier that afternoon inspecting the pipes that were just mentioned and walked the landfill site. He stated that the real solution is to manage inflow and the Borough is engaged with the Watershed Institute, the County and the State to help with this problem. He said that this is a terrific document and a great start to solving some issues in the Borough. He confirmed that they are currently updating the Stormwater Management Plan.

Mr. Jackson announced that the Environmental Commission and Council applied for a grant to develop a community energy plan.

Albert Teixeira, 20 East Franklin Ave, asked what the short term plan is for the flooding issue. Mr. Jackson explained that there is a buried pipe by his property and it is inadequate. He asked if Mr. Teixeira was willing to have that opened up as a proper channel that would allow enough volume to go through there without flooding his properties. Mr. Teixeira responded and said that he already spoke to his neighbor and they do not have a problem with it. He invited Mr. Caminiti to come take a look at the pinch point in his backyard and he agreed to meet him at 1:30 on Friday afternoon.

Mike Recchia, 20 East Welling Ave, stated that he and his wife just moved in last October and he was happy to hear that the Borough has some ambitions about collecting food scraps and composting. He asked if there is any need for volunteers to help think about what we can do and what the future of composting in Pennington might look like. Mr. Jackson suggested joining the Green Team. Mr. Caminiti said to reach out to him so he can introduce him to the Green Team and the Environmental Commission and whatever time he can volunteer would be much appreciated.

Mr. Blackwell asked if we were allowed to put a bigger pipe in underground and just send the water down the road. Mr. Jackson stated that they have to look at the whole length of the stream and it is going to finish up at Stony Brook, but they have to be adequately engineered for a large amount of water.

Mr. Reilly observed that advocacy for increasing population density in the Borough with the apparent goal of reducing travel seems inconsistent with the local infrastructure. Mr. Jackson said that Mr. Reilly is referring to Land Use and Mobility goal two and clarified that this is directed towards areas of redevelopment.

CORRESPONDENCE

Mr. Reilly announced that the Borough Council accepts the recommendation of the Planning Board for block 205 lots 2,3,4,5 and 6 be designated as a non-condemnation redevelopment area.

Mr. Reilly stated that we received a completed application letter from the County in regards to 51 Eglantine Avenue (application #23-002). Mr. Jackson noted that the County's Planning Board meeting is the same time and date as our Planning Board meeting. Mr. Reilly suggested that Ms. Macellaro look into if a copy of the Zoom video is posted anywhere on their website.

MINUTES FOR APPROVAL

The June 12, 2024 minutes were approved via a motion by Mr. Jackson and a second by Mr. Caminiti. All were in favor with two abstentions by Ms. Tracy and Ms. Upson via voice vote.

The July 10, 2024 minutes were approved via a motion by Mr. Blackwell and a second by Ms. Tracy. All were in favor.

Mr. Blackwell added that he has a friend that would be interested in giving them \$10,000 for the Community Energy Plan. Mr. Jackson clarified that they applied for a grant for that, but they would welcome an additional \$10,000 to make it \$20,000.

Mr. Blackwell made a motion, seconded by Mr. Caminiti to adjourn the meeting. All voted in favor to adjourn via voice vote at 8:42 p.m.

Respectfully submitted,
Kaitlyn Macellaro
Planning Board Secretary