

**MINUTES OF THE  
PENNINGTON BOROUGH  
REDEVELOPMENT COMMITTEE  
PENNINGTON BOROUGH, NEW JERSEY  
MERCER COUNTY**

**TIME AND LOCATION OF MEETING:**

This meeting of the Pennington Borough Redevelopment Committee was held on **May 28, 2025** at **7:00 pm** via Zoom.

**CALL TO ORDER:**

Mayor Davy called the meeting to order at 7:00pm.

**STATEMENT OF ADEQUATE NOTICE:** Adequate notice of this meeting has been posted in Borough Hall and sent to the officially designated newspapers of Hopewell Valley News and The Times of Trenton according to the regulations of the Open Public Meeting Act.

**ROLL CALL:** Mayor Davy; Mr. Caminiti, Administrator; Ms. Chandler, Borough Council; Ms. Kassler-Taub, Planning Board; Mr. Reilly, Planning Board; Ms. Stern, Borough Council

**PROFESSIONALS:** Mr. Fetzer, Board Engineer; Mr. Kyle, Board Planner; Ms. Tillou, Land Use Administrator

**WELLS FARGO PROPERTY – 2 ROUTE 31 NORTH, BLOCK 201, LOT(S) 6 & 7**

Mr. Kyle reviewed and commented on his memo dated May 23, 2025 which highlights the concerns of the public and the Redevelopment Committee for the above-said property.

Discussion from the Redevelopment Review Committee Members and Professionals: The Redevelopment Plan should reference the DRCC standards and the developer should go to the DRCC first for stormwater. Signage should go in the redevelopment plan. Traffic impact studies and traffic analysis should be required in the redevelopment plan. The Mercer County Transportation Management Association Vision Zero Director advised that planning is in process by NJDOT to improve the signalization for the pedestrian signal button that all lights are halted when pedestrian walk is active. A sidewalk easement could be requested so a sidewalk can be built when needed. Although the Borough does not want to be responsible for a sidewalk easement and others should be responsible for the installation of the sidewalk up to the property line as opposed to the Borough being responsible. The density is reaching 40 units per acre. It would be beneficial if the buildings face Route 31 and West Delaware Avenue to shield parking in the back and addresses the concerns of safety. Putting a building along Route 31 and putting the parking behind would be best practice. If the building's mass is closer to Route 31 and W. Delaware Avenue it creates a calming practice to where vehicles do slow down. The building would be interior to the parking lot and that may bring the number of units down but will reduce the number of parking spaces. An absolute number of units will be put into the plan (not to exceed a certain number of units.) Based on that number the developer must accommodate the green area on the property in some way. In the Redevelopment plan there will be "should" and "shall." The shall will be mandating those items and the should would be strongly encouraging

the developer to do those items. Investigation of sewer and water system capacity should be put in the plan and also a pump to supplement the pressure. A smart irrigation system should be requested. This property has been considered previously and the only suggestion was for a Quick Check with gas tanks. A Quick Check did not seem appropriate to Council. Mr. Kyle will have a conversation with the developer on the concerns being raised tonight.

Andrew Jackson, 4 Walking Purchase Drive, there should be a single L length building that the main portion runs along Route 31 and the short length runs along W. Delaware Avenue. The entrance and exit should be constructed properly so vehicles are not quickly going into the lot where pedestrians may be. Units should be electric only. Are units going to be heated individual or through a central system and it should be required to have a heat pump for the building. The sewer pipe under Route 31 should be looked at to increase the tunnel size. The ingress/egress on Route 31 should be blocked. Possibly having a stand where kids can be put in an electric shuttle bus will alleviate some of the safety issues.

Kati Angarone, 123 S. Main Street, the community should be considered safe for the redevelopment plan and the concern is that this may not be an appropriate location for residential.

Alan Hershey, 14 Brewster Court, agrees to having an L shape of the building which can be achieved with two separate buildings to reduce the mass and to provide pedestrian access without having to walk around the entire building and would also allow more light into the dwelling units. Plantings that absorb water would help stormwater as well as putting grass in between the building and the roads.

Sara Taksler, 119 Laning Avenue, a location further down Route 31 would be better for residential. She agrees if residential does have to go here then an L shape building close to the roads would help. She supports broadening the sidewalks.

Jason Meyer, 8 Eglantine Avenue, Chair of Economic Development Commission (EDC), if this is going to be residential then it would be more consistent if it was a mixed-use and EDC will recommend to the 2025 Master Plan initiative to create commercial development and a town feel. Pedestrian traffic is still a concern and the state's plan will help in getting the pedestrian push button to stop all traffic at the lights. If all vehicles are going in and out of W. Delaware Avenue then that may create more of an issue with pedestrians and possibly the vehicles should come in and out of Route 31.

Lee Ann Holtermann, 45 N. Main Street, the intersection of Route 31 and W. Franklin Avenue is intense. West Delaware Avenue being backed up will be a concern.

Demetri Stylianou, 144-148 W. Franklin, pedestrian traffic is also his concern and sidewalk expansion would make it safer. He will speak with the property owners on Route 31 to install a sidewalk and he is in favor of doing so.

**BLACKWELL PROPERTY – 79 GREEN STREET, BLOCK 205, LOT 2; 20 BROOKSIDE AVENUE, BLOCK 205, LOT 3; 6 BROOKSIDE AVENUE, BLOCK 205, LOT 4; N. MAIN STREET, BLOCK 205, LOT 5; 74 N. MAIN STREET, BLOCK 205, LOT 6**

No updates.

**BOROUGH LANDFILL - BROEMEL PLACE, BLOCK 206, LOT 4; W. DELAWARE AVENUE, BLOCK 206, LOT 5; W. DELAWARE AVENUE, BLOCK 206, LOT 12**

No updates. The Excel Environmental Services investigation should be resolved within the next few months.

**12 NORTH MAIN STREET PROPERTY**

The Planning Board (PB) should be doing the preliminary investigation into the redevelopment to determine if it is in need of redevelopment at the July 9, 2025 PB meeting.

**MEETING MINUTES**

**APRIL 30, 2025**

The April 30, 2025 minutes were approved with a motion from Ms. Chandler and Mr. Caminiti offering a second. The April 30, 2025 minutes were approved unanimously by those eligible to vote.

**PUBLIC COMMENTS**

Mayor Davy opened the meeting to any other public comments Mayor Davy closed the public form due to no further public comments.

**ADJOURNMENT OF MEETING**

There being no further business, Ms. Chandler made a motion to adjourn the meeting with Mr. Caminiti offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 p.m.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do at this moment certify;

The minutes of the Redevelopment Committee, held on May 28, 2025, consisting of three (3) 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 Redevelopment Committee Meeting this June 26, 2025

*Robin Tillou*

Robin Tillou, Redevelopment Committee Secretary