

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

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on November 12, 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; Mayor James Davy; Andrew Jackson – Vice-Chair; Amy Kassler-Taub; Kate O’Neill; Jim Reilly – Chair; Nadine Stern – Borough Council; Nazli Rex, Alt I

ABSENT MEMBERS: Jennifer Tracy; 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.

MASTER PLAN COMMITTEE (MPC) UPDATE

Land Use Plan Element Discussion

Vice-Chair Jackson announced the status of the Master Plan initiative regarding all elements being conditionally adopted except for the Framing document, Land Use Plan, and the updated Housing and Fair Share Plan. The Climate Change-Related Hazard Vulnerability Assessment has been posted on the website for review as part of the Land Use Plan element. The status of the Master Plan initiative can be found at <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>.

Vice-Chair Jackson distributed a questionnaire to the Planning Board from the Master Plan Committee for input on the proposed Land Use Plan element.

The Planning Board input results from this meeting are in bold after each question.

Vice-Chair Jackson reviewed the questionnaire.

1. Simplification of commercial district zoning along Route 31 (Note B)
 - a. Combine B-H, O-B and Overlay into a single zone ("H-MU") and add housing opportunities. Keep same bulk standards except number of stories - **Table**
 - b. Number of stories in H-MU, currently 2, more = more housing (2 3 4 5) **(3)**
 - c. Restrict commercial uses to first floors (**No, needs more interpretation**)
 - d. Include Block 201, Lots 1, 2 and 9 (currently part R-100, part O-B) and Block 102, Lots 6, 7 and 8 (currently R-A) on West Franklin in combined zone (Y/N) **(Yes)**
 - e. Include Block 501, Lot 2, 142 W. Delaware (Levin Limo - zoned OR) on West Delaware (Y/N) **(Yes)**
 - f. Liberalize signage ordinances in the H-MU zone (Note E) (Y-N) **(Yes)**
2. Reduce lengths of permitted uses lists in B-H and O-B and blend in H-MU (Note D)
 - a. Remove 215-72 (B-H) A (1) (a) to (o) and do not carry to H-MU **(Yes)**
 - b. Review 215-73 (O-B) permitted uses and blend with B-H in H-MU (Y/N) **(Yes)**
3. Extend the Town Center zone and eliminate (**absorb**) the Town Center Buffer zone (Note C)
 - a. Extend Town Center mixed-use zone south to Academy Avenue **(Yes)**
 - b. Add Block 301, lots 7 and 8 on North Main to TC zone. Currently O-R **(Yes)**
 - c. Review list of permitted uses in the 215-71 B Town Center zone **(Yes)**
 - d. Eliminate the Town Center Buffer (TCB) zone **(Yes)**
 - e. Have the ZOC work on how to assign orphaned TCB properties **(Yes)**
4. Accessory dwelling units in R-80 and R-100 residential zone districts (Note A).
 - a. Change zoning regulations to allow ADUs in R-80 and R-100 zones **Add conditional uses and notice required.**
 - b. Allow separate ADUs where lot sizes and parking make it practical. **(Yes)**
 - c. Allow kitchens and bathrooms over detached garages to create ADUs. **(Yes)**
5. Allow housing in MU-1. Applies only to Block 103, lot 8 (Harbat Property).
 - a. About 1 acre at the south side could accommodate housing. Add to MU-1. (Y/N) **(Yes)**
6. North side of West and East Curlis at the intersection with South Main Street. **Table all for #6.**
 - a. Currently zoned O-R, which is restrictive. Could be zoned similar to TC or MU-2, with 3 stories (currently 2.5, surrounding R-80 and R-100 zones are 3 stories). Would allow housing units above commercial use (Y/N)
 - b. If questions 2e, 4b and 9a are yes, eliminate O-R Zoning.
7. Allow 215-69 R-A to be used to permit attached dwellings in R-80 and R-100 zones.
 - a. Change 215-69 D (4) (f) to 3 stories from 2.5 to match R-80. **(Yes)**
 - b. Change Block 501, Lots 5, 6, 7 and 8 (Senior Center) from R-80 to R-A (Y/N) **Table**
8. R-80 and R-100 residential zones, in addition to allowing ADUs **Table all for #8.**
The Master Plan Committee will draft wording for this category and will follow up.
 - a. Allow conversions to multifamily housing (Y/N)
 - b. In R-80, allow conversion or construction of duplexes (Y/N)
 - c. In R-100, allow construction of fourplexes (Y/N)

- d. Allow in-fill development by combining adjacent lots to create higher density units that fit the style of the surrounding neighborhood (Y/N)
- e. USE R-A 215-69 D for attached dwellings in R-80, modify for R-100 (Y/N)
- f. Determine if standards should be implemented for driveways related to minimum and maximum width and setback from property lines. (Y/N)

Ms. Stern recommends having pictures as examples of what these would look like.

- 9. Address zoning requirements to preserve historic structures.
 - a. Implement a Historic District Overlay (Y/N) (**Follow up with the Chair of HPC and discuss further.**)
Mr. Kyle explained that the MLUL allows the governing body to add state or federally registered historic districts as overlays. It is an opportunity to regulate.
 - b. Expand Historic District to protect historic sites such as (**remove such as**) the Railroad Station, Toll Gate School and the HVRSD Administration building (Y/N)
- 10. Address cost and efficiency of Zoning application processes
 - a. Streamline review, permitting, and approval procedures to reduce the cost to applicants and increase the opportunity for investment. (**Yes**)
- 11. Parks and Recreation areas, including Kunkel Park, Sked Street Park, African American Cemetery and adjacent lot, Eileen Heinzel Arboretum, Veterans Memorial Park (Knowles Street), Borough Cemetery, and other properties reclassified as open space in the future.
 - a. To assure these are retained in perpetuity, they should be zoned PR – Parks and Recreation Areas. (**Yes**)
- 12. Toll Gate School and the HVRSD Administration Building (Note F)
 - a. Zone as E-3 to allow preservation of the historic structures. Toll Gate is currently R-80 and the Admin building is R-100, which leaves them vulnerable. If they go on sale, Council can declare them as areas in need of redevelopment and work with a developer to preserve the iconic parts of the historical structures (**Yes**)
- 13. Landfill area in need of redevelopment. Block 206 Lot 2, 5 and 12. (Note G)
 - a. Conduct study on the economic and engineering feasibility of moving the 15,000 tons of garbage to the Grows landfill and returning the land to greenfield (**Yes**)

Unchanged: Heritage (MR), Railroad Place (R-A), Pennington Point (R-100 Cluster), Howe Commons (P-O), Brandywine (Continuing Care, R-100 Conditional Use).

OLD BUSINESS

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

Mr. Kyle, Board Planner, explained the additional information that has been given to the Fair Share Housing Center on October 10, 2025 from the Board Attorney, Ed Schmierer in a letter via email.

Sign Up for News and Announcements

Chair Reilly reminded the Board to sign up for news and announcements on the Pennington Borough website <https://www.penningtonboro.org/AlertCenter.aspx?AID=Sign-up-to-Receive-the-Pennington-Borough-7>.

MINUTES

October 8, 2025

Upon a motion from Mr. Caminiti and Mr. Jackson offering a second, the October 8, 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. Kassler-Taub offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:30 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 November 12, 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 December 11, 2025.

Robin Tillou

Robin Tillou, Land Use Administrator