

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
April 10, 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.

Oath of Office

The following were given the Oath of Office by Mr. Schmierer:
Gian Paolo Caminiti, Class II, Boro Official, Term 01/01/2024-12/31/2024

BOARD MEMBERS PRESENT: Mark Blackwell, Gian Paolo Caminiti, Jim Davy, Andrew Jackson, Amy Kassler-Taub, Kate O'Neill, James Reilly, Nadine Stern, Jen Tracy, Nazli Rex

BOARD PROFESSIONALS PRESENT: Jim Kyle, Planner, KMA Associates, 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.

NEW BUSINESS

Mr. Schmierer described how this is an informal review and an effort for a school board representative to explain what they are planning to do at Toll Gate Grammar School. He stated that once the Planning Board endorses it, a resolution will be sent to the Department of Education.

George Duthie, Bob Colavita and Tom Quinn were present in representing the Toll Gate School. Mr. Duthie stated that the School Board is planning on doing a referendum in September and the project at Toll Gate School is just one of the projects included in that referendum. He said that the project has been submitted to the Department of Education for review. He explained how they will be constructing a new classroom addition in the back of Toll Gate that is about 9800 square feet and will consist of six new classrooms for pre-kindergarteners. He spoke about they will be removing the existing modular buildings that are on the right side if you are looking at it from Main Street and will be converted into appropriately twenty parking spaces. He explained how they will be widening a couple of the driveways to improve access around the site and to ensure delivery vehicles can easily get in. He stated how they will be building a hard surface play area to replace the play area that is going to be displaced by the new construction.

Mayor Davy asked if Mr. Duthie talked to the neighbors on the side where they will be removing the modular buildings and putting in the parking spaces. Mr. Duthie said they have not done that yet, but that will be something they will have to do when they get into

the design of the project. Mayor Davy shared his concerns about the neighbors seeing parking spots when they come out of their back door. Mr. Duthie said they would possibly put some screening there and they wouldn't want headlights polluting the backyards. Mr. Colavita confirmed that they have added screening in the past when they have done parking. Mayor Davy pointed out that the rear of those properties are right up against the property line and putting parking there is disconcerting. Mr. Colavita explained that the basis for adding the parking there is to relieve some of the congestion off of Main Street

Ms. Rex asked what is going to happen to the outdoor classroom space that is in that area. Mr. Colavita stated that it is going to be relocated and Mr. Duthie said that it is going to be incorporated into the new site improvements.

Mr. Kyle announced that on the site plan that the School Board submitted and it looks like there is a decent amount of room between the property line and believes there is space there for some evergreens. Mayor Davy asked if there was going to be parking and the loop road and Mr. Duthie confirmed that they will be improving the existing loop road, not expanding it.

Mr. Caminiti asked if there was some thought about introducing some back up power generators for the new additions that might create noise situations or lighting conditions for the residents on the adjacent properties. Mr. Duthie stated that he doesn't anticipate adding any more equipment than what is already there. He said that they will be adding some small condensers for heat pumps, but there is not going to be any generators in this project. He expressed that they weren't at that stage for the lighting yet, but proposed putting something on the back of the building for security. Mr. Kyle commented that if lights were put on the back of the building pointing toward the parking lot, it would go straight into those backyards of those properties. Mr. Duthie stated that no new lighting will have to be put in and they could maintain the existing lights. Mr. Quinn confirmed that there is a pole there now with a few lights on it and any additional lighting that would be added would be downlight to prevent light pollution.

Mr. Jackson asked if the area behind where the proposed addition is going to be additional basketball courts and how that is going to interfere with the baseball field. Mr. Quinn stated that the additional blacktop will just be replacing what is taken by the addition and there is still plenty of space in the baseball field for activities. Mr. Jackson asked if they were still within the regulations since they are increasing the area of impervious coverage with the new blacktop and Mr. Duthie confirmed that they are within the storm water management guidelines. Mr. Kyle asked if the Department of Education reviewed that from an engineering standpoint and Mr. Duthie stated that they do not and the design would mostly be reviewed by the soil conservation district. Mr. Duthie pointed out that they may have to submit this to the DRCC.

Ms. Stern asked what side they would be coming from to access the parking spaces. Mr. Quinn confirmed that you would come in the same way you would come into the loop. Mr. Duthie explained that they are going to widen the curb radius to make it easier to get in and out of there. Mayor Davy asked if it is one way in and one way out and Mr. Duthie stated that it will be a two way in and out.

Mr. Reilly stated that the procedure is a resolution from the Board that would state any suggestions such as lights, screening and buffering between the parking and the residential.

Mr. Jackson made a motion and a second by Ms. Tracy to endorse the plan with the conditions that were discussed. All were in favor via voice vote.

RESOLUTIONS OF MEMORIALIZATION

- PB23-002-Neary-Request of Extension of Time to Comply

Mr. Schmierer explained how this is routine when someone has to perfect a subdivision or a lot line change within a certain period of time. He stated that they are entitled to come back to the Board for an extension as long as they are working diligently and getting all of the approvals they need. He expressed that this application is inclined with Hopewell Township and it took them awhile to get on the agenda and get approval.

Mayor Davy asked if the D&R Canal needs an easement from the Neary's because of the walking trail on the back end of this property. Mr. Kyle stated that is in Hopewell Township, not in Pennington Borough. Ms. O'Neill said it is Greenways.

Mr. Blackwell made a motion and a second by Ms. O'Neill to grant the requested extension to the Neary's.

ROLL CALL:

Blackwell-Yes	Caminiti-Yes	Davy-Yes
Jackson-Yes	Kassler-Taub-Yes	O'Neill-Yes
Reilly-Yes	Stern-Yes	Tracy-Yes
Rex-Alt. #1-Yes	Vacant-Alt. #2	

Motion approved with 10 votes in favor.

CORRESPONDENCE

Mr. Reilly discussed how a letter was presented to the Board from Mr. and Mrs. Morrison requesting a zoning change for 250 South Main Street. He stated how they were referred to the Master Plan Committee. He described that the Morrison's are seeking a broader classification for their property so they don't have to seek variances every time they get a new tenant.

Mr. Davy asked if the Master Plan Committee would make a recommendation back to the Board. Mr. Jackson stated it would end up in the land use plan that Mr. Kyle is working on. Ms. Stern confirmed that both halves of that building were being used for Hopewell Valley Fitness and for Sandra's Spa, so there is no vacancy. Mayor Davy asked if they were looking for a change or if they would take it into consideration for the Master Plan process. Mr. Reilly pointed out that the Board has gotten several of these requests that want their properties rezoned to give them greater flexibility. He expressed that you have to be careful with spot zoning because it is illegal. Mr. Kyle stated that both of these buildings in the O-R on Curlis Avenue do not meet the zoning requirements. He explained how you need to have a dwelling with an office, not professional office buildings or a retail center.

MASTER PLAN COMMITTEE REPORT

Mr. Jackson reported that the 2025 Master Plan development process is on the website and the landing page gives you access to a link to all of the twelve elements. He described how each link will have the current status of the elements. He stated that seven of them are goals and four of them are draft plans that are already written. He explained how the Borough emailing system will be used to let people know when things are being changed. He said that a lot of people showed up that were interested in the Master Plan elements earlier that day for part of Local Government week. He stated that he is going to keep the posters up for the rest of the week, so people that didn't have a chance to see it could go and make comments to Ms. Macellaro at Borough Hall. He thanked Ms. Kassler-Taub for making the posters and all of the volunteers that stood by each poster collecting comments and questions from the residents. He explained how he has been forming teams within each Commission or Committee to write their element. He described how he plans to tentatively approve each element at a public hearing and then adopt them sometime in September 2024. Ms. O'Neill brought up how we got great coverage from MercerMe. Mr. Jackson expressed how he was told to steer away from talking or putting anything up on any of the Facebook pages except to announce when things are on the website regarding the Master Plan. Mr. Reilly thanked Mr. Jackson and the Committee for all of the work they have done and is very impressed.

MINUTES

The January 10, 2024 and the March 13, 2024 minutes were approved with a few minor corrections via a motion by Ms. O'Neill and a second by Mr. Jackson. All were in favor with one abstention by Mr. Caminiti.

Ms. O'Neill asked what happened to the rebuilding of the Stonybrook Bridge. Mayor Davy stated that he has no idea, but he can call the county executive and find out.

Mr. Blackwell made a motion, seconded by Ms. Stern to adjourn the meeting. All voted in favor to adjourn via voice vote at 8:30 p.m.

Respectfully submitted,
Kaitlyn Macellaro
Planning Board Secretary