

**PENNINGTON BOROUGH**  
**JOINT PLANNING & ZONING BOARD MINUTES**  
**REGULAR MEETING**  
August 9, 2023

Mr. Reilly, Board Chair, called the meeting to order at 7:35 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 that access to the meeting had been noticed.

**BOARD MEMBERS PRESENT:** Mark Blackwell, Hilary Burke, Deborah Gnatt, Andrew Jackson, Amy Kassler-Taub, Cara Laitusis, Katherine O'Neill, James Reilly, Nazli Rex, Jen Tracy

**BOARD PROFESSIONALS PRESENT:** Ed Schmierer, Attorney, Mason, Griffin & Pierson

**MASTER PLAN VOLUNTEERS PRESENT:** Nell Haughton, Yasmine Zein, Allison Neary, Meredith Moore, Mary Ternoey

**NEW BOARD MEMBER & PROMOTIONS**

New Board member, Nazli Rex, was welcomed and sworn in by Mr. Schmierer as Alternate #2. Jen Tracy has been promoted to Alternate #1 and Amy Kassler-Taub has been promoted to full member.

**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. Nell Haughton, a Master Plan volunteer, requested to speak. She discussed her experience working with the Watershed Institute on flooding issues. She was welcomed as a volunteer. There being no other member of the public wanting to comment, the open period for public comment was closed.

**NEW BUSINESS**

No new applications

**OLD BUSINESS**

- **PB 22-003 The Pennington School, 112 West Delaware Ave.** Request to carry the application for a revised Site Plan Review and Approval, originally heard at the July meeting, then carried to the August meeting, to the September 13, 2023 meeting with no new noticing required.

The motion to approve the request to carry the application to September was moved by Mr. Jackson and seconded by Ms. Burke.

**ROLL CALL**

Blackwell Abstain	Burke Yes	Gnatt Abstain
Jackson Yes	Laitusis Abstain	O'Neill Yes
Reilly Yes	Alt. #1 Kassler-Taub Yes	Alt. #2 Tracy Yes

Motion Approved.

**III.RESOLUTIONS OF MEMORIALIZATION**

- **PB 23-005, Scope FLP, Pennington SLM, LLC, 10 Route 31 North,** Variance for an LED sign in the OB Zone

Motion to adopt the resolution was made by Mr. Blackwell and seconded by Ms. O'Neill.

**ROLL CALL:**

Blackwell Yes	Burke Yes	Gnatt Yes
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Jackson Yes	Laitusis Abstain	O'Neill Yes
Reilly Yes	Alt. #1 Kassler-Taub Yes	Alt. #2 Tracy Yes

Resolution Approved

- **PB 23-006** Prendergast, **416 Burd Street**, 3 Bulk Variances for a detached garage and a home addition in the R 80 Zone

The motion to approve the resolution was made by Mr. Blackwell and seconded by Ms. O'Neill.

**ROLL CALL:**

Blackwell Yes	Burke Yes	Gnatt Yes
Jackson Yes	Laitusis Abstain	O'Neill Yes
Reilly Yes	Alt. #1 Kassler-Taub Yes	Alt. #2 Tracy Yes

Motion Approved

- **PB 22-007 Zhang, 161 E. Delaware Ave**, Amendment to a use (d4) variance for removal of a tree.

The motion to approve the resolution was made by Ms. O'Neill and seconded by Mr. Blackwell.

**ROLL CALL:**

Blackwell Yes	Burke Yes	Gnatt Yes
Jackson Yes	Laitusis Abstain	O'Neill Yes
Reilly Yes	Kassler-Taub Yes	Alt. #1 Tracy Yes

Motion Approved.

**ZONING OFFICER REPORT**

No report tonight.

**CORRESPONDENCE**

No Correspondence

**MASTER PLAN REEXAMINATION**

Please see attached detailed update from Andy Jackson, Master Plan Subcommittee Chairperson. A subcommittee was formed to look at zoning issues highlighted in the Master Plan Reexamination Report. The Zoning Subcommittee members are: Kate O'Neill, Jen Tracy, Nazli Rex and John Flemming. The Board approved by voice vote a tentative budget for Master Plan Element development through 2025 to be presented to the Council.

**MINUTES**

June 14, 2023 and July 12, 2023 minutes were approved by voice vote with Ms. Laitusis abstaining due to her absence at the meetings.

Mr. Blackwell made a motion, seconded by Mr. Jackson, to adjourn the meeting. All voted in favor to adjourn via voice vote at 9:23 PM.

Respectfully submitted,

*Katie Ronollo*  
Board Secretary