PLANNING BOARD MEETING - NOVEMBER 12, 2026 AGENDA

Thursday, November 12, 2026 at 7:30 PM

Online via Zoom

Members of the public who wish to review hard copies of any documents which are available for online inspection in the packet, should contact the Land Use Administrator, Robin Tillou via e-mail at planning@penningtonboro.org or telephone at (609) 737-0276 x3.

OPENING STATEMENT: Adequate Notice of this meeting was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

ROLL CALL: Blackwell; Davy; Jackson; Kassler-Taub; O'Neill; Tracy; Rex; Jacobs; Calabi; Reilly

PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY

APPLICATION - COMPLETENESS REVIEW

***#2026-02 - Stylianou LLC** - 148 W. Franklin Avenue, Block 201 Lot 2 and 9 - R-100 Zone - Minor Subdivision with Variances

DISCUSSION

Master Plan Implementation

- Ordinance Advisory Committee

- Mobility Committee

MINUTES FOR APPROVAL

*August 12, 2026 Minutes

Adjournment_____

*Indicates Action May Be Taken

HB Law Office of
H. Benjamin Sharlin LLC

Phone: (609) 585-0606
Fax: (609) 257-6055
hbsharlin@sharlinlaw.com
www.sharlinlaw.com

October 20, 2026

Ms. Robin Tillou
Land Use Administrator / Deputy Clerk
Borough Hall
30 North Main Street
Pennington, NJ 08534

RE: Stylianou LLC
148 West Franklin Avenue
Planning Board Application
Minor Subdivision

Dear Ms. Tillou:

I represent the applicant, Stylianou LLC. Enclosed please find the following:
1. Site Plan for Minor Subdivision (1 copy)
2. Topographical Survey (1 copy)
3. Small set of conceptual drawings (3 copies)
4. Application (4 copies)

Electronic copies will follow by e-mail.

Thank you.

Very truly yours,

H. Benjamin Sharlin, Esquire
HBS/ms
Via email with enclosures
c. Dimetri Stylianou
Craig Stratton

App# 26-002 Date Received 10-22-26

PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534

PLANNING & ZONING BOARD APPLICATION

To be completed by all applicants

Date: 10/20/26	Block: 201	Lot: 2 and 9
Address:		Zone: R 100
Property Owner Name: Stylianou, LLC Property Owner Address: Property Owner Phone # and Email: dstylianou@comcast.net		
I have reviewed this application and supporting documentation and consent to the filing of the same with the Pennington Borough Planning/Zoning Board. Property Owner Signature:		
Applicant Name: same as above Applicant Address: same as above Applicant Phone Number & Email: same as above		
Contact or Agent's Name (primary point of contact for application): H. Benjamin Sharlin, Esquire Contact or Agent's Address: 4 Princess Road, Building 200, Suite 204, Lawrenecville, NJ 08648 Contact or Agent's Phone Number & Email: 609 585-0606 / hbsharlin@sharlinlaw.com		
I do hereby consent to the filing of this application and appoint H. Benjamin Sharlin, Esq. *to perform all duties as may be required to present this application before the Pennington Borough Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Pennington Borough with regard to this application.* Applicant's Signature:		
I do hereby accept the responsibilities as agent for this application. Contact or Agent's signature:		
Name and Company of Preparer of Plans: Trenton Engineering Co., Inc. / Craig Stratton Land Surveyor Preparer Address: 2193 Spruce Street, Ewing, NJ 08638 Preparer Phone Number & Email: 609 882-0616 / trentonengineering@gmail.com		
Architect's Name and Company: / Architect's Address: Architect's Phone Number & Email:		
Attorney's Name: H. Benjamin Sharlin, Esquire Law Office of H. Benjamin Sharlin LLC Attorney's Address: 4 Princess Road, Building 200, Suite 204, Lawrenceville, NJ 08648 Attorney's Phone Number & Email: 609 585-0606/ hbsharlin@sharlinlaw.com		

List any other Expert who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]
Name & Company: Craig Stratton
Field of Expertise: Engineer and Land Surveyor
Address: 2193 Spruce Street, Ewing, NJ 08638
Tele phone Number & Email: 609 882-0616/ trentonengineering@gmail.com

Application Type-Check all that apply:

- ☐ Appeal of Zoning Officer Decision
- ☐ Request for Interpretation of Zoning Ordinance
- ☐ Sketch Site Plan Review (see Sketch Site Plan form and Borough Code 169.9 for details)
- ☐ Technical Review with Professionals
- ☐ Resubmittal Due to Incompleteness
- ☐ Extension of Time
- ☐ Conditional Use Permit
- ☐ Variance –Bulk or "C"
- ☐ Variance-Use or other "D" (please specify) _____
- ☐ General Development Plan
- ☐ Major Sub-Division
- ☒ Minor Sub-Division
- ☐ Preliminary Site Plan
- ☐ Site Plan Amendment
- ☐ Site Plan Waiver
- ☐ Final Site Plan
- ☒ Other (specify) variances for min. front yard (existing condition) and for min lot coverage number of units and such other variances as may be required.

Has there been a prior application to the Planning and Zoning Board regarding this property? YES or NO If yes, please indicate date, nature and disposition of application. No

Please provide a description of the current project or the reason for an appeal. Attach additional sheets if necessary.

Minor subdivision with proposed lots A, B & C. The townhouse drawings are for conceptual purposes only. C will be zoned AH-1 multifamily. See site plan for minor subdivision and topographical study from Trenton Engineering.

ZONING SCHEDULE:
(R-100 DISTRICT STANDARDS)

DESCRIPTIONS	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
PRINCIPAL BUILDING Min.Lot Area(Interior) Min.Lot Area Corner)	 20,000 SF 24,000 SF	 -- 29,151.9± SF	 20,595.5± SF --
Min.Lot Width(Interior) Min.Lot Width(Corner)	100 ft 120 ft	 173.41 ft	 116.87 ft
Min.Front Yard	50 ft	49.1 ft(EX)	46.3 ft(EX)
Min.Side Yard(Any/Total)	15 ft/40 ft	22.6 ft	36 ft/90 ft
Min.Rear Yard	30 ft	96.7 ft	100.2 ft
Max.Lot Coverage	25%	33.2%(V)	27.1%(V)
Max.Building Height	3 sty/35 ft	2.5 Sty	2.5 Sty
Min.Floor Area First Floor Multistory	 1,000 SF	 1,000 SF	 745 SF
Min.Floor Area Total	 1,400 SF	 2,500 SF	 1,862 SF

ZONING SCHEDULE:
(AH-1 DISTRICT STANDARDS)

DESCRIPTIONS	REQUIRED	PROPOSED LOT C
PRINCIPAL BUILDING Min.Lot Area	2 ac	2.116± ac
Min.Setback of building from tract boundary	50 ft	TO COMPLY
Min.Setback of parking from tract boundary	25 ft	TO COMPLY
Max.Building Coverage	30%	TO COMPLY
Max.Impervious Coverage	60%	17% (CONCEPT)
Max.Building Height	2.5 sty/38 ft	TO COMPLY
Max.Number of attached units	6	5/6 (CONCEPT)
Min.distance between attached structures	30 ft	40 ft
Min.Landscaped buffer adjacent to existing public streets	25 ft	TO COMPLY

Provide a description of any requested variances. Attach additional sheets if necessary.

Ordinance Section Cited	Description of variance requested with justification for request

General Building/Project Information Zone: _____

	Existing	Proposed	Allowed in Zone*
Lot Size			
Lot Width			
Lot Length			
Building Height			
Front Setback			
Rear Setback			
Distance from: Right property line Left property line			
% of lot coverage			
Floor area ratio			
Gross floor area			

*Refer to Pennington Code, Section 215, Attachment 2, "Schedule of Area, Yard and Building Regulations" or Attachment 3, "Schedule of Area and Bulk Regulations for MU-3 Mixed Use Zone."

ALSO COMPLETE AND SUBMIT THE APPLICATION CHECKLIST AND ALL SUPPORTING DOCUMENTS

PENNINGTON BOROUGH
PLANNING/ZONING BOARD
APPLICATION CHECKLIST

Name of Applicant: Stylianou, LLC Application #_____

Block: 201 Lot: 1 and 9 Date Filed_____

An Application shall not be considered complete until all of the materials and information specified below have been submitted, unless a waiver is requested.

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review. A copy of their contact information will be provided upon request.

ALL APPLICATIONS	X=Provided W=Waiver Request	ARC Recommendation
1. Applicable fees and escrow (2 separate checks), Escrow Agreement Form, W-9 Form, Consent to Entry Form, and Checklist (1 copy of each) X X		
2. Certified list of property owners within 200 feet and Certification from the Tax Collector that all taxes due on the subject property have been paid. ($10.00 fee for certified list) (1 Copy)	X list enclosed	
3. If the applicant is a corporation or partnership, a list of the names and address of all persons having a 10% or more interest, in accordance with NJ Statute. (1 digital and 6 hard copies for initial submission)	X	
4. Fully completed application form (1 digital and 6 hard copies for initial submission)	1 digital X 1 hard copy	
5. Original sealed survey showing present status of property, prepared by a NJ licensed land surveyor (1 original & 6 copies for initial submission)	X	
6. Copies of all easements, covenants & deed restrictions with metes & bounds descriptions, including right of way dedications, on or affecting the property in question. (1 digital and 6 hard copies for initial submission)	1 digital X 1 hard copy	
7. Plans showing the following information: (1 digital and 6 hard copies for initial submission)		
A. Dimensions & lot area of existing lot and lot areas if new lot is proposed	A X	A_____
B. Zoning district of subject property & surrounding lots; bulk requirements applying to subject property in table form & displayed graphically	B X	B_____
C. The location & purpose of all easements or rights-of-way on the subject property & adjoining lots	C X	C_____

D. Location of adjacent streets, existing & proposed buildings, structures, driveways & parking areas on the subject property, indicating setbacks from all lot and road lines	D X	D
E. Location & details of all existing & proposed stormwater control measures, including, but not limited to, roof drains, down spouts, dry wells, storm water inlets, manholes, piping, stormwater basins, outfalls, ditches, streams or other water courses	E X	E
F. Where a basement or cellar is proposed for any building, including single family and multi-family dwellings, the supplicant shall provide information regarding the depth to seasonal high water table, based on soil borings taken at the locations of the proposed structure. (n/a if no basement)	F	F
G. Title block containing the name of the applicant, the name address & telephone number of the plat preparer, license number, signature & seal, existing lot and block numbers, the date prepared & the date and substance of each revision.	G X	G
H. IF COMMERCIAL, parking requirement calculations & the location of parking, including dimensions from parking spaces to the property lines, street & structures. Existing parking areas with designated spaces should be shown	H	H
I. Plans and elevations should be accurate, true to scale and readable.	I X	I
8. Copies of the following: (1 digital and 6 hard copies for initial submission)		
a. A current key map with north arrow showing the subject & adjacent properties & structures thereon. An aerial or Google map could be used.	A X	A
b. Architectural elevations	B X	B
c. Floor plans	C	C
d. Photograph(s) of the subject premises that may prove useful in helping the Board make an informed decision	D	D
e. Lot area if new lot is proposed	E X	E
SKETCH PLAN Plans should be preliminary in form but should be true to scale. The plans should indicate the size, shape and location of existing and proposed buildings, parking areas and drives, the location of proposed plantings, utilities, fences, signs and other important features, and a key map showing the entire project, and its relation to the surrounding properties and the existing buildings thereon. Basic bulk information should be provided indicating requirements of the zone district and what is proposed.	X	
SITE PLAN/SUBDIVISION See Site Plan Review, Chapter 163 or Subdivision, Chapter 181 in the Pennington Code Book for specific submission details that are required. You can find the Code Book at penningtonboro.org or request a copy from the Land Use Administrator In addition to requirements above for ALL applications the plans MUST include:	X	

a. Names of adjoining owners		
b. Zone district and adjoining zones	a. X	a. _____
c. Location of site structures, outside dimensions and architectural elevations	b. X	b. _____
d. Location of structures and streets surrounding site	c. X	c. _____
e. Existing natural features; existing & proposed contours	d. X	d. _____
f. Setbacks, yards and lot line dimensions	e. X	e. _____
g. Location and design of all utilities	f. X	f. _____
h. Road cross sections; design details	g. X	g. _____
i. Location and design of storm water, sewer system refuse disposal, fire prevention, etc.	h. X	h. _____
j. Landscape plan	i. _____	i. _____
k. Lighting details	j. _____	j. _____
l. Sign details; locations and dimensions	k. _____	k. _____
m. Soil erosion and sediment control plans	l. _____	l. _____
n. Names of owner and applicant	m. _____	m. _____
o. Name of person or firm responsible for plan preparation	n. X	n. _____
p. Signature block	o. X	o. _____
	p. X	p. _____

Applicant: Please explain why you believe each requested waiver should be granted. Refer to each specific checklist item for which you are requesting a waiver. Use a separate sheet if necessary

_____

_____

_____

_____

DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name Demetri Stylianou Address 148 West Franklin Ave Interest 100%

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name Demetri Stylianou - member STYLIANOU LLC

Address 148 West Franklin Ave Pennington, NJ 08534

Telephone Number (310) 303 9780

1 COPY

PENNINGTON BOROUGH
PLANNING/ZONING BOARD

PENNINGTON BOROUGH CONSENT TO ENTRY

Date: 7/29/26

The undersigned property owner hereby gives consent to entry onto the property known as 148 West Franklin Ave and also known as Block(s) 20 (, Lot(s) 49, on the Tax Map of Pennington Borough by members of the Borough Joint Zoning/Planning Board, the Environmental Commission, the Historic Preservation Commission, or any Borough employees, appointed agents or appointed consultants to perform inspections / observations of the property, at reasonable times, in connection with the development application submitted. This consent permits entry onto the property only by the above-mentioned Representatives for the purpose of conducting visual inspections / observations while the application is active with the Borough. This right of entry onto the subject property is limited only to those persons listed above.

STYLIANOU LLC — (310)303 9780

Property Owner (Print) — Property Owner Phone #

Demetri Stylianou

Property Owner (Signature) member of STYLIANOU LLC

1 COPY

PLANNING/ZONING BOARD
PENNINGTON BOROUGH

ESCROW AGREEMENT

Application #: _____

Applicant's name: Stylianou LLC
(Property Owner)

Applicant's address: 148 West Franklin Ave.
Pennington Borough

Application for the following property:

Block: 201 Lot(s): 2 & 9

Street address: 148 West Franklin Ave.

Pursuant to Chapter 98-12 of the Pennington Borough Code, the undersigned hereby agrees to pay for the cost of professional services, including, but not limited to engineering, professional planning and legal services, necessary to review the developer's (property owner's) application as captioned above.

DEMETRI STYLIANOU (Member STYLIANOU LLC)
Name (print or type legibly)

Property Owner/Applicant signature

7/27/2020
Date

TO: Tax Assessor

DATE: 7/28/26

I hereby request a certified list of property owners within 200 feet of the property known as:

Block: 201 Lot(s): 2 & 9

Address: 148 West Franklin Ave

For purposes of notification.

FROM: Dcmetri Stylianou
149 west franklin Ave
Pennington Borough, NJ

I have enclosed the required fee of $10.00.

(Signature)

1 COPY

TO: Tax Collector

DATE: 7/28/26

Please send proof of payment of all taxes and assessments on the property known as:

Block 201 Lot(s) 2 & 9

Address 148 West Franklin Ave.

FROM: 148 West Franklin Ave
Pennington Borough

(Signature)

1 COPY ONLY

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
STYLIANOU LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate
☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.
148 West Franklin Ave

Requester's name and address (optional)

6 City, state, and ZIP code
Pennington, NJ 08534

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[redacted]

or

Employer identification number
[redacted]

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 7/27/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Borough of Pennington Assessor Office

30 North Main Street, Pennington, NJ 08534
Phone: 609-737-0276 Fax: 609-737-9780
E-mail: Taxassessor@penningtonboro.org

May 18, 2026

Dimitri Stylianou
148 W. Franklin Ave
Pennington, NJ 08534

Sent via email – Dstylianou@comcast.net

To whom it may concern:

I, Alaina Wysocke, Tax Assessor of the Borough of Pennington, hereby certify that the attached list of property owners is a true and correct list of all property owners within two hundred (200) feet of block 201 lots 2 & 9, 144-148 W. Franklin Avenue, located in Pennington Borough, on the Tax Map of the Borough of Pennington.

There are properties in Hopewell Twp. located within 200ft. of the requesting area.

Certified, by me, on this day, May 18th, 2026.

Alaina Wysocke, CTA
Tax Assessor
Pennington Borough

200FT LIST - BLOCK 201 LOTS 2 & 9 - 148 W. FRANKLIN AVE & 144 W. FRANKLIN AVE						
BLOCK	LOT	PROPERTY LOCATION	OWNER	MAILING ADDRESS	CITY STATE	CLASS
101	1	155 W FRANKLIN AVE	STEPANOFF CATHERINE	155 W FRANKLIN AVE	PENNINGTON NJ 08534	2
101	2	143 W FRANKLIN AVE	143 W FRANKLIN AVE LLC C/O H C RLIT	4500 DORR STREET	TOLEDO OH 43615	4A
101	3	145 W FRANKLIN AVE	MCALISTER, AMANDA & EAGLES, MELISSA	145 W FRANKLIN AVE	PENNINGTON NJ 08534	2
101	4	149 W FRANKLIN AVE	CATALANO, CARLY	149 WEST FRANKLIN AVE	PENNINGTON NJ 08534	2
101	5	153 W FRANKLIN AVE	LOWE, WILLIAM J. & JULIE B	153 WEST FRANKLIN AVE	PENNINGTON NJ 08534	2
102	8	100 W FRANKLIN AVE	LIV DEVELOPMENT LLC	1 PRINCETON DR	BORDENTOWN NJ 08505	1
201	1	152 W FRANKLIN AVE	ELDRIDGE, KEVIN R & CATHERINE M	26 PINEKNOLL DR	LAWRENCE NJ 08648	2
201	5	10 RT 31 NORTH	SCOPE FLP PENNINGTON SM, LLC	2 S BISCAYNE BLVD #200	MIAMI FL 33131	4A
202	1	21 ROUTE 31 NORTH	21 PENNINGTON, LLC	21 ROUTE 31 NORTH	PENNINGTON NJ 08534	4A

UTILITIES OPERATING IN PENNINGTON BOROUGH, MERCER COUNTY, NEW JERSEY

Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Plaza T6B
Newark, NJ 07102

NUI Corp. – Elizabethtown Gas
One Elizabethtown Plaza
520 Green Lane
Union, NJ 07083

Verizon Communications, Inc.
Corporate Secretary
540 Broad Street
Newark, NJ 07101

Comcast Cable
940 Prospect Street
Trenton, NJ 08618

AT&T
Corporate Secretary
One AT&T Way
Bedminster, NJ 07921-0752

Pennington Borough Water and Sewer
30 North Main Street
Pennington, NJ 08534

OTHER

Mercer County Planning Division
640 South Broad Street, Room 412
P.O. Box 8068
Trenton, NJ 08650-8068

New Jersey Department of Transportation
P.O. Box 600
Trenton, NJ 08625-0600

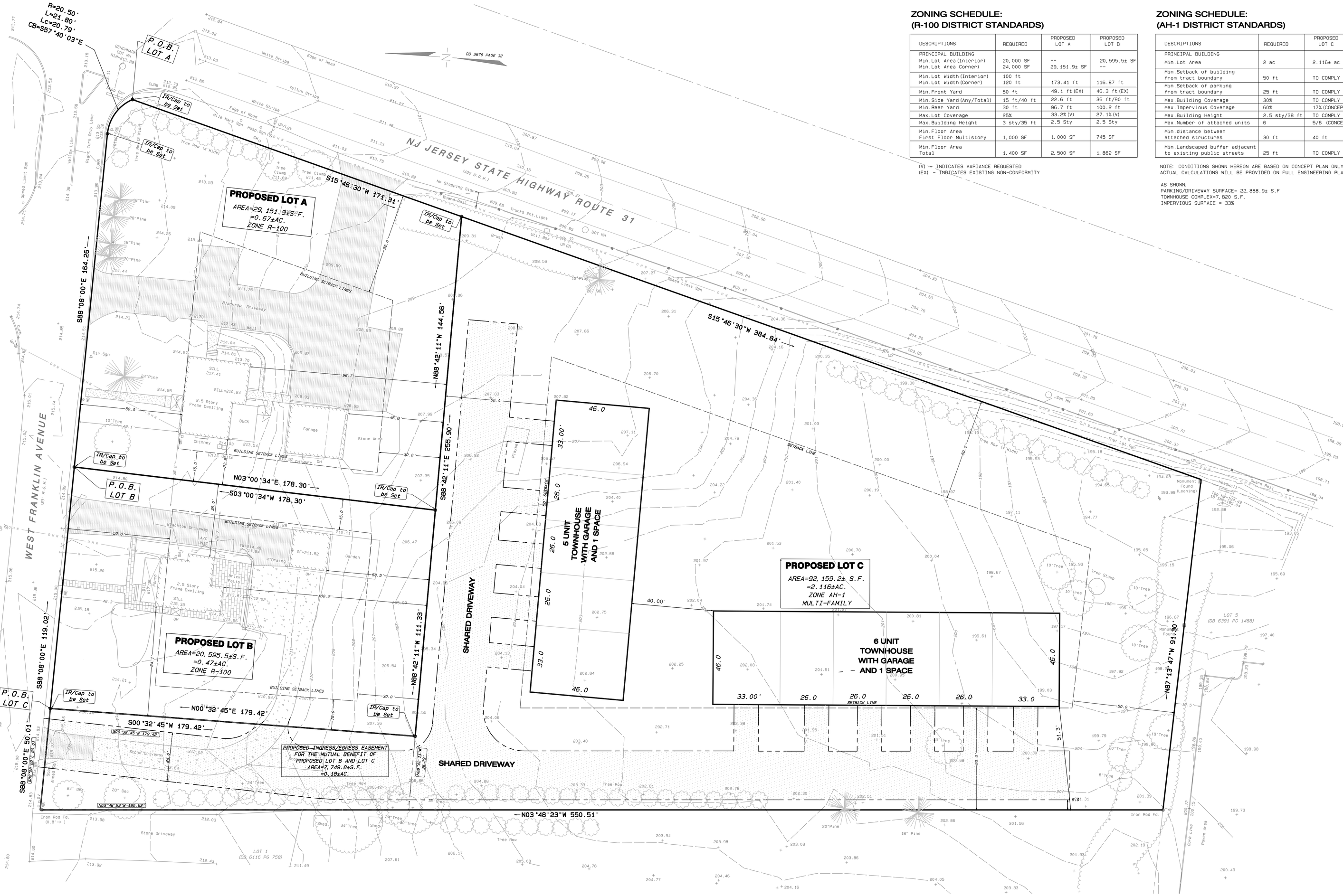
Created on: 10/20/2026

Owner Name	Owner Address	City State
SKED MARK A & MARY LOUISE C	157 PENN HARBOURTON RD	PENNINGTON NJ
HART GLENN W	158 PENN HARBOURTON RD	PENNINGTON NJ
HOPEWELL VALLEY REG SCH BRD OF ED	425 S MAIN ST	PENNINGTON NJ
SCOPE FLP PENNINGTON SM LLC	2 S BISCAYNE BVD STE 2000	MIAMI FL
SCOPE FLP PENNINGTON SM LLC	2 S BISCAYNE BVD STE 2000	MIAMI FL

Report Name: Parcel Profile Report, Layer: Tax Parcel, Buffer Distance: 200 foot,

Municipal Code	Block	Lot	Qualifier	Property Location
1106	48	9		157 PENN HARBOURTON RD
1106	63.01	14.01		158 PENN HARBOURTON RD
1106	63.01	1		259 PENN TITUSVILLE RD
1106	63.01	14.02		160 PENN HARBOURTON RD
1106	63.01	15		ROUTE 31 NORTH

Zip Code
08534
08534
08534
33131
33131



ZONING SCHEDULE: (R-100 DISTRICT STANDARDS)

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Min.Front Yard	50 ft	49.1 ft(EX)	46.3 ft(EX)
Min.Side Yard(Any/Total)	15 ft/40 ft	22.6 ft	36 ft/90 ft
Min.Rear Yard	30 ft	96.7 ft	100.2 ft
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Max.Building Height	3 sty/35 ft	2.5 Sty	2.5 Sty
Min.Floor Area First Floor Multistory	1,000 SF	1,000 SF	745 SF
Min.Floor Area Total	1,400 SF	2,500 SF	1,862 SF

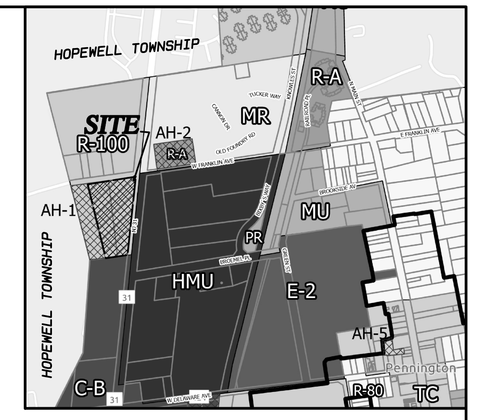
(V) - INDICATES VARIANCE REQUESTED
(EX) - INDICATES EXISTING NON-CONFORMITY

ZONING SCHEDULE: (AH-1 DISTRICT STANDARDS)

DESCRIPTIONS	REQUIRED	PROPOSED LOT C
PRINCIPAL BUILDING Min.Lot Area	2 ac	2.116± ac
Min.Setback of building from tract boundary	50 ft	TO COMPLY
Min.Setback of parking from tract boundary	25 ft	TO COMPLY
Max.Building Coverage	30%	TO COMPLY
Max.Impervious Coverage	60%	17% (CONCEPT)
Max.Building Height	2.5 sty/38 ft	TO COMPLY
Max.Number of attached units	6	5/6 (CONCEPT)
Min.distance between attached structures	30 ft	40 ft
Min.Landscaped buffer adjacent to existing public streets	25 ft	TO COMPLY

NOTE: CONDITIONS SHOWN HEREON ARE BASED ON CONCEPT PLAN ONLY
ACTUAL CALCULATIONS WILL BE PROVIDED ON FULL ENGINEERING PLANS

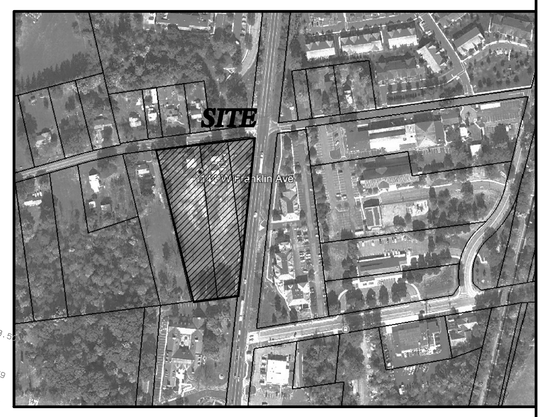
AS SHOWN:
PARKING/DRIVEWAY SURFACE= 22,888.9± S.F
TOWNHOUSE COMPLEX=7,820 S.F.
IMPERVIOUS SURFACE = 33%



LOCATION / ZONING MAP

GRAPHIC SCALE 1"=600±

0 600 120 180



AERIAL MAP

GRAPHIC SCALE 1"=300±

0 300 600 900

APPROVED BY THE PENNINGTON BOROUGH PLANNING/ZONING BOARD

CHAIRMAN DATE

SECRETARY DATE

BOROUGH ENGINEER DATE

OWNER/APPLICANT

STYLIANOU, LLC
148 W. FRANKLIN AVENUE
PENNINGTON, NJ 08534
stylianou@comcast.net

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER/APPLICANT DATE

SURROUNDING OWNERS (WITHIN 200 FT.)

(PENNINGTON BOROUGH)

200FT LIST - BLOCK 201 LOTS 2 & 9 - 148 W. FRANKLIN AVE & 144 W. FRANKLIN AVE

BLOCK	LOT	PROPERTY LOCATION	OWNER	MAILING ADDRESS	CITY STATE	CLASS
101	1	155 W FRANKLIN AVE	STEPANOFF CATHERINE	155 W FRANKLIN AVE	PENNINGTON NJ 08534	2
101	2	143 W FRANKLIN AVE	143 W FRANKLIN AVE LIC C/O H C REIF	4500 DORR STREET	TOLEDO OH 43615	4A
101	3	145 W FRANKLIN AVE	MCALISTER, AMANDA & EAGLES, MELISSA	145 W FRANKLIN AVE	PENNINGTON NJ 08534	2
101	4	149 W FRANKLIN AVE	CATALANO, CARLY	149 WEST FRANKLIN AVE	PENNINGTON NJ 08534	2
101	5	153 W FRANKLIN AVE	LOWE, WILLIAM J. & JULIE B	153 WEST FRANKLIN AVE	PENNINGTON NJ 08534	2
102	8	100 W FRANKLIN AVE	UIV DEVELOPMENT LLC	1 PRINCETON DR	BORDENTOWN NJ 08505	1
201	11	152 W FRANKLIN AVE	ELDRIDGE KEVIN R & CATHERINE M	29 PINEWOOD DR	LAWRENCE NJ 08648	2
201	5	20 RT 31 NORTH	SCOPE FLP PENNINGTON SM, LLC	2 S BISCAYNE BLVD #2OO	MIAMI FL 33131	4A
202	3	21 ROUTE 31 NORTH	21 PENNINGTON, LLC	21 ROUTE 31 NORTH	PENNINGTON NJ 08534	4A

County of Mercer Planning Division
640 S.Broad St, PO Box 8068
Trenton, NJ 08650

NJDOT
PO Box 600
Trenton, NJ 08625

Pennington Borough Water and Sewer
30 North Main Street
Pennington, NJ 08534

AT&T
Corporate Secretary
One AT&T Way
Bedminster, NJ 07921

County of Mercer Planning Division
640 S.Broad St, PO Box 8068
Trenton, NJ 08650

NJDOT
PO Box 600
Trenton, NJ 08625

Pennington Borough Water and Sewer
30 North Main Street
Pennington, NJ 08534

AT&T
Corporate Secretary
One AT&T Way
Bedminster, NJ 07921

LEGEND:

TB	= Top of Bank	T	= Top Curb
BB	= Bottom of Bank	G	= Gutter
TOS	= Top Outlet Structure	WV	= Water Valve
FES	= Flared End Section	San Mh	= Sanitary Manhole
Ir.Fd.	= Iron Rod Found	Stm Mh	= Storm Manhole
GF	= Garage Floor	Inv	= Invert
Tcb	= Top Catch Basin	UP	= Utility Pole
Gr	= Grate	Dep	= Depressed Curb
RL	= Roof Leader	TW	= Top of Wall
Hyd	= Hydrant	GND	= Ground
——w——	= Water Line	==s==	= San.Sewer Line

REFERENCES:

1. "PLAN OF SURVEY 144-148 WEST FRANKLIN AVENUE PENNINGTON BOROUGH, MERCER COUNTY, NEW JERSEY" PREPARED BY LOUIS LEHMAN P.A. DATED DECEMBER 26, 2024.
2. DEED BOOK VOLUME 3678 PAGE 32 (LOT 9)
3. DEED BOOK VOLUME 6116, PAGE 759 (LOT 2)
4. DEED BOOK VOLUME 6391 PAGE 1459 (LOT 5)

SURVEY NOTES:

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. PROPERTY CORNERS FOUND AS SHOWN. CORNERS NOT FOUND SHALL BE SET, IF ACCESSIBLE.
3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
4. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED. TITLE SEARCH NOT PROVIDED.

   SUBJECT TO EASEMENTS AS SHOWN ON FILED MAPS AND WEST WINDSOR TOWNSHIP TAX MAPS.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. HORIZONTAL DATUM: DEED BOOK VOLUME 3678 PAGE 32 (LOT 9)
8. VERTICAL DATUM: NAVD 88 PER GNSS OBSERVATIONS AUGUST 2026
9. BENCHMARK LOCATED ON SITE: DOT MANHOLE RIM=212.98. AS SHOWN ON PLAN.
10. DEED BOOK VOLUME 6116 PAGE 759 (LOT 2) DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY SHOWN HEREON IS BASED ON REFERENCE PLAN #1 AND FIELD EVIDENCE.

NOTE:

LOT IMPROVEMENTS SHOWN HEREON ARE CONCEPTUAL ONLY. FINAL ENGINEERING DESIGN WILL BE COMPLETED AND SUBMITTED AT A LATER DATE AND UPON APPROVAL OF THE MINOR SUBDIVISION

SUBDIVISION NOTES:

1. NO NEW CONSTRUCTION OR IMPROVEMENTS ARE PROPOSED UNDER THIS APPLICATION. IMPROVEMENTS SHOWN HERE ON ARE FOR CONCEPTUAL PURPOSES ONLY
2. ADDITIONAL TOPOGRAPHY MAY BE REQUIRED FOR LOT GRADING DESIGN.
3. SUBDIVISION TO BE PERFECTED BY DEED.
4. THIS SUBDIVISION PLAN IS BASED ON "PLAN OF TOPOGRAPHIC SURVEY OF #144-148 WEST FRANKLIN AVENUE FOR STYLIANOU, LLC IN THE BOROUGH OF PENNINGTON, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING COMPANY, INC. DATED OCTOBER 15, 2026. DESIGNATED AS FILE #109-64.

SITE DATA:

BOROUGH OF PENNINGTON TAX MAPS

SHEET	2
BLOCK	201
EXISTING LOT	1, 9
PROPOSED LOTS	A, B, C
EXISTING LOT 9 =	1.704±AC.
EXISTING LOT 2 =	1.554±AC.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE ACCURATE.

CRAIG W. STRATTON, N.J.P.L.S.43355 10/15/26 DATE

GRAPHIC SCALE 1"=20'

0 20 40 60

SHEET 1

No.	Date	Description

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004
C.W. STRATTON, L.S.N.J.-43355 L.S.P.A.-SU075672
CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No.43355
DATE 10/15/26

PLAN OF MINOR SUBDIVISION
of
#144-148 WEST FRANKLIN AVENUE
for
STYLIANOU, LLC
in
BOROUGH OF PENNINGTON
MERCER CO., NEW JERSEY

CERTIFICATE OF ADMINISTRATION NO. 2401620700000

TAX MAP DATA		
LOT	BLOCK	PAGE
2,9	201	2

DATE	10/15/26
INV.	45288
DRAWN BY:	BDS
SCALE	1"=20'
FB.	PG.
FILE	109-64

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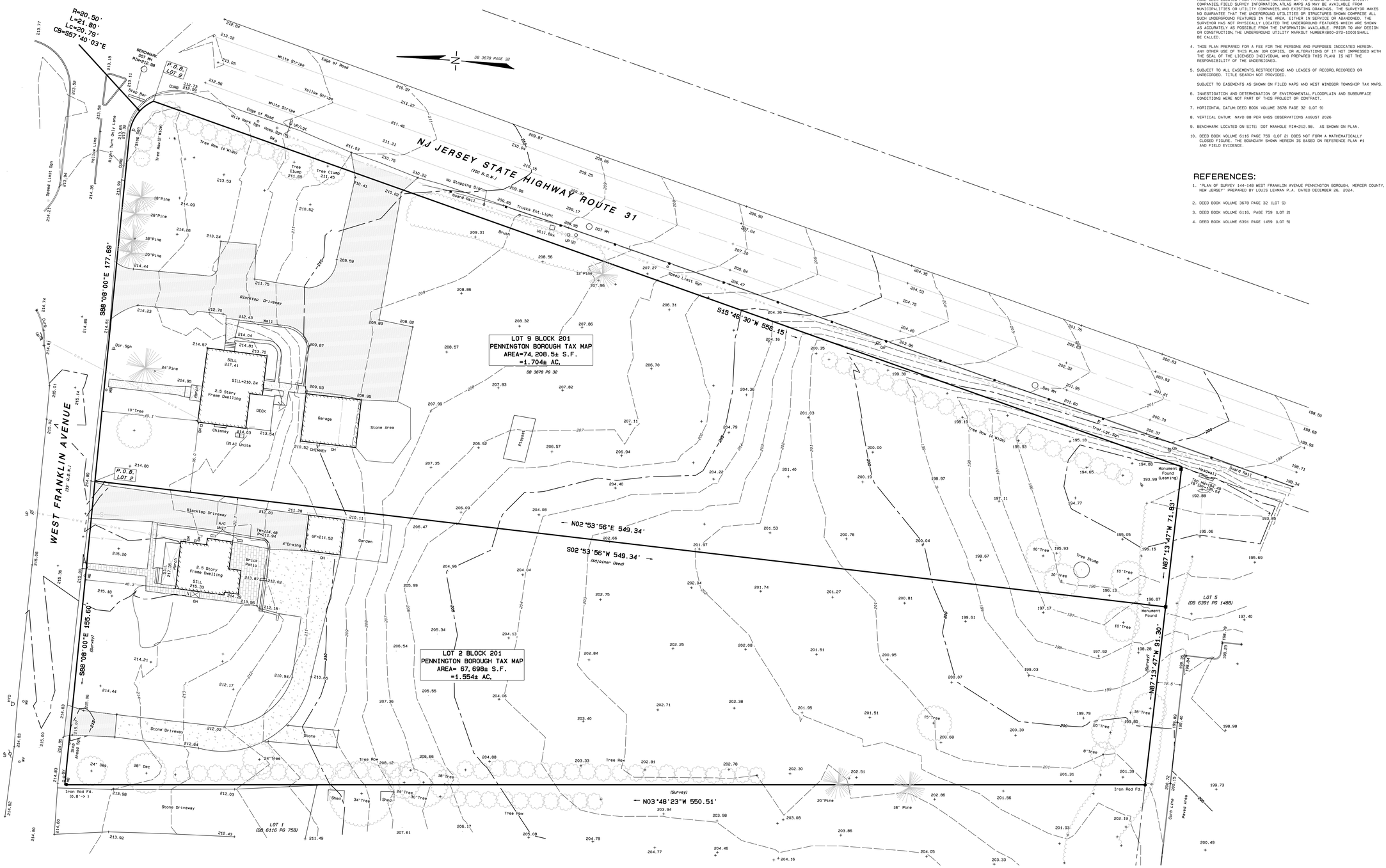

GRAPHIC SCALE 1"=20'

0 20 40 60

SHEET 2

LEGEND:

UP/Lgt	=	Utility Pole/Light	FL	=	Flood Light
Dep	=	Depressed Curb	CO	=	Cleanout
TB	=	Top Bank	HC	=	Handicap
BB	=	Bottom Bank	FH	=	Fire Hydrant
LP	=	Light Pole	WV	=	Water Valve
IR	=	Iron Rod	GW	=	Guy Wire
FP	=	Flag Pole	P.O.B.	=	Point of Beginning
GM	=	Gas Meter	R.O.W.	=	Right of Way
MH	=	Manhole	EM	=	Electric Meter
			MB	=	Mail Box

NO.	DATE	DESCRIPTION
		REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004
C.W. STRATTON, L.S.N.J.-43355 L.S.P.A.-GA075672

CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
NO. 43355

DATE 10/15/26

PLAN OF TOPOGRAPHIC SURVEY
of
#144-148 WEST FRANKLIN AVENUE
for
STYLIANOU, LLC
in
BOROUGH OF PENNINGTON
MERCER CO., NEW JERSEY

CERTIFICATE OF INCORPORATION NO. 24042805200

TAX MAP DATA

LOT	BLOCK	PAGE
2,9	201	2

DATE 10/15/26
INV. 45288
DRAWN BY: BDS
SCALE 1"=20'
FB. PG.
FILE 109-64

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PENNINGTON BOROUGH
1890

TO: Zoning Board

FROM: Alex Moise

DATE: 10/27/2026

SUBJECT: Current Taxes

Owner: STYLIANOU, LLC

This letter is to certify that taxes have been paid to date for the following property:

BLOCK	LOT	NAME	ADDRESS
201	2	STYLIANOU, LLC	148 West Franklin Ave.
201	9	STYLIANOU, LLC	144 West Franklin Ave.

Alex Moise, CTC
Tax Collector

Applicant Name_____
(Must be filled in by applicant before returning to Planning Board.)

30 North Main Street Pennington NJ 08534
Tel: 609 737-0276
www.penningtonboro.org

101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

November 9, 2026

VIA EMAIL

Robin Tillou, Land Use Administrator/Deputy Clerk
Borough of Pennington
30 North Main Street
Pennington, NJ 08534

Completeness Review – Minor Subdivision
148 West Franklin Avenue – Stylianou, LLC
Block – 201, Lot – 2 & 9
Application: 26-002
Borough of Pennington, Mercer County, New Jersey
Colliers Engineering & Design Project No.: PENP-0002

Dear Ms. Tillou,

Our office has received and reviewed the following documentation in support of the above-referenced Borough Planning Board application for Bulk Variance Approval:

- Plans entitled "Plan of Minor Subdivision of #144-148 West Franklin Avenue for Stylianou, LLC in Borough of Pennington, Mercer Co., New Jersey" consisting of two (2) sheets prepared by Craig W. Stratton, PLS dated October 15, 2026; and,
- Pennington Borough Planning & Zoning Board Application and Checklist dated October 20, 2026.

In accordance with standard practice, we are relying upon information submitted by the Applicant. Verification of the information submitted by the Applicant is not included in our review. Accordingly, the Applicant is responsible for any incorrect information or data contained in the Application.

In accordance with the Board's authorization, we have reviewed this application for Minor Subdivision and completeness. The applicant is proposing to subdivide Lots 2 and 9 in Block 201 into three (3) lots. Currently, Lot 2 consists of a single-family dwelling and has 155.60 feet of frontage along West Franklin Avenue. Lot 9 is a corner lot that consists of a single-family dwelling and currently has 177.69 feet of frontage along West Franklin Avenue, and 556.15 feet of frontage along N.J.S.H. Route 31. Proposed Lot C will have 50.01 feet of frontage along West Franklin Avenue and 384.84 feet of frontage along N.J.S.H. Route 31. Lot C will consist of Townhouse Units. Site improvements are not to be reviewed or approved at this time. Proposed Lot B will consist of the existing single-family dwelling and have 119.02 feet of frontage along West Franklin Avenue. Proposed Lot A will also consist of the existing single-family dwelling and have 164.26 feet of frontage along West Franklin Avenue, and 171.31 feet of frontage along N.J.S.H. Route 31.

Colliers Engineering & Design

The property is within the AH-1 Zone. The surrounding properties are similarly zoned AH-1 and consist of residential dwellings. Properties to the north are zoned R-100 and consist of residential dwellings. Properties to the south are zoned C-B and consist of various businesses. The properties to the east of Route 31 are zoned HMU consisting of various businesses.

Based upon our review, our office recommends that the application be deemed **COMPLETE** and scheduled for a public hearing.

The applicant should be prepared to discuss the following:

1. The subject site has frontage along New Jersey State Highway Route 31. The applicant remains responsible for obtaining all necessary outside agency approvals.

The right is reserved to present additional comments pending the receipt of revised Plans and/or testimony of the Applicant before the Board. Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.

Brandon M Fetzer

Brandon M. Fetzer, P.E., CME
Senior Project Manager

JMS/BMF/cs

cc: Jim Kyle, Borough Planner (via email)

\\corp.collierseng.com\files\proj\gov\nj\m-p\penp\penp0002 - westfranklinave\correspondence\out\261109_bmf_tilou_148 west franklin_minor sub - review letter.docx