

MPC Topics for the Planning Board meeting on January 14, 2026 – Chair Andy Jackson

1. Revisions to conditionally adopted elements

The revised versions of the elements discussed below can be found on the Borough website: <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>

Utility Services

Typo. On Page 8, I had entered our 4-well water maximum instantaneous withdrawal as 770 million gallons per minute. It should be 777 gallons per minute. I must have copied and pasted “million” from elsewhere. 777 million gpm is ~40 times the flow of the Delaware River! I found and corrected this when I did a water availability analysis for Jim Kyle.

Open Space

Alan Hershey added a new greenway corridor road on page 8 “and 4) South Main Street and its extensions to the Pennington Circle and along Pennington-Lawrenceville Road” (highlighted in yellow) and to the figure in Appendix A.

Community Facilities

I misunderstood the relationship between the Hopewell Township and Pennington Borough Boards of Fire Commissioners. I thought that the Hopewell Township Board was an overriding entity in Hopewell Valley. I was mistaken. When I read in the Hopewell Township Community Facilities Plan that they were looking into building a new fire house, I assumed that it would impact the Pennington Fire House. That was incorrect. The Township plan was dated 2007 and nothing has happened in 18 years. As a result, I suggest deleting all references to the fire house in three paragraphs that discuss the landfill in Section 3.1.5, 4.1 and 4.2. Currently these are shown as strike-outs and highlighted in yellow.

Relation to Other Plans element

I incorporated the County's new Land Development Ordinance adopted on May 23, 2024. I wasn't aware of this until I started working on the Land Use Plan. I also updated the State Development and Redevelopment Plan (SDRP) section to refer only to the SDRP that was newly adopted on December 17, 2025. The RTOP update includes an expanded section on the State policies and how they relate to Pennington. Our draft elements are closely aligned with the State Plan, which is a good thing!

2. Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)

The CCRHVA is a mandated part of the new Land Use Plan element, which is currently under development. We made significant revisions to the CCRHVA to incorporate changes that Kati and Nick Angerone suggested, and to eliminate duplications and make the element text flow better. The revised CCRHVA has been sent to the Environmental Commission for review. The early draft was written by the EC. I don't anticipate many changes from the EC.

3. Survey Results Summary

If there is time, Amy will review the results of the survey. The full results are on the Borough website: [Master-Plan-2025-Survey-Results-Summary](#)