

**PENNINGTON BOROUGH  
SPECIAL JOINT BOROUGH COUNCIL / PLANNING BOARD MEETING MINUTES  
DECEMBER 17, 2025 7:00 PM**

**TIME AND PLACE OF MEETING**

The Special Meeting of the Pennington Borough Council and Planning Board was held on December 17, 2025 at 7:00 p.m. via Zoom.

**CALL TO ORDER**

Mayor Jim Davy called the meeting to order at 7:05 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.

**COUNCIL MEMBERS IN ATTENDANCE:**

Kati Angarone, Kit Chandler, Charles Marciante, Daniel Rubenstein, Nadine Stern and John Valenza

**COUNCIL MEMBERS ABSENT:**

None.

**PLANNING BOARD 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

**PLANNING BOARD ABSENT MEMBERS:**

Jennifer Tracy; Casey Upson, Alt II

**PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:**

Betty Sterling, Borough Clerk  
Walter Bliss, Borough Attorney  
Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator  
Jim Kyle, Board Planner

**PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

Mayor Davy opened the meeting to the public. With no public comment for items not on the agenda Mayor Davy closed the public forum.

**PRESENTATION OF AFFORDABLE HOUSING PLAN**

**Affordable Housing Plan - Jim Kyle, Board Planner**

Jim Kyle, Board Planner, presented the memo he had prepared dated December 8, 2025 detailing the affordable housing plan. This memo can be found on the Pennington Borough website at <https://www.penningtonboro.org/1412/Pennington-Borough-Amendment-to-Housing->.

Mayor Davy opened the meeting to the public.

Russell Myers, Pennington Resident, wanted to know if it will be the Borough or a non-profit who will own and maintain the senior center for the affordable housing proposal in the housing plan. The memo details the senior center will be used for those with disabilities and wanted to know if it could be used for other vulnerable residents such as homeless or substance abuse disorders.

Mayor Davy stated this is in the planning stage only.

Guy Lanciano stated he is shocked that his property (the former Wells Fargo, 2 Route 31) has been eliminated from the affordable housing plan. He would like his property reconsidered.

Mr. Kyle explained that the Wells Fargo site has been recommended only by the Master Plan Committee to have an underlying zoning of Crossroads Business (CB) Zone. This is a recommendation only and has not been finalized.

Christian Davis, Pennington Resident, wanted to commend the Planning Board and the Borough Council for the changes made to the senior center affordable housing proposal.

Pam Lafferty, Pennington Resident, the flooding issues should be resolved before any development commences. Traffic should be analyzed before the housing is built as well.

Mary Ternoey, Pennington Resident, would like to know if there are any developers ready to build now if given the opportunity.

Mr. Kyle replied West Franklin 2, Straube Center, 12 N. Main Street, 37, 41, 42 South Main Street properties has interested parties.

Sarah Calabi, Pennington Resident, supports the diverse housing stock. She is interested in how the affordable housing money is spent.

Mr. Kyle responded the developer subsidizes the affordable housing units. The affordable housing trust fund is created from residential development and nonresidential development fees and that money goes into the affordable housing trust fund and can only go into affordable housing activities. The requirements in fair housing law mandates a certain percent to affordability assistance for down payment assistance for the first month rent or security deposit assistance. A spending plan is created which will tell detail the current balance of funds, how that will be spent and detail the affordable housing assistance.

Reba Holley, Pennington Resident, does not have concerns for the affordable housing plan as it will not affect the schools as much as the affordable housing in Hopewell Township will.

Eric Holtermann, HPC Chair, stated the identified properties have been reassured by the HPC. The affordable housing in the historic district in the center of town is the likely place to increase the density.

Eric Holtermann, Pennington Resident, stated it was good to see that the plan has been updated from 15% inclusive to 20% inclusive. The Straube Center's stone buildings are good buildings and are ideal for adaptive use and should not be demolished. The school administration building would be adaptable to residential use as well.

Christian Davis, Pennington Resident, inquired about the PILOT (payment in lieu of taxes) program. And what is the timeline for the affordable housing plan.

Mayor Davy advised there are different ways to do the PILOT and that discussion will be had.

Mr. Kyle explained that the Planning Board may adopt the Affordable Housing plan on January 14, 2026. If that does go through then the Council will introduce the ordinance at the February 2, 2026 Council meeting. The Council will then adopt the ordinance at their March 2, 2026 meeting.

Mayor Davy advised the Council will be discussing the ordinance at the January 26, 2026 work session meeting.

Demetri Stylianou, Pennington Resident, stated the low density change in the plan will allow more open space so that is fine and he prefers townhomes with the low density

With no further public comments Mayor closed the public forum.

#### **ADJOURNMENT OF MEETING**

There being no further business, Mr. Rubenstein made a motion to adjourn the meeting with Ms. Stern offering a second for Council. Mr. Jackson made a motion to adjourn the meeting with Mr. Blackwell offering a second for Planning Board. By unanimous vote, the meeting was thereupon adjourned at 8:30 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 December 17, 2025, consisting of three (3) 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 February 12, 2026.

*Robin Tillou*

Robin Tillou, Land Use Administrator