

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
March 12, 2025, 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on March 12, 2025 at 7:30 p.m. via Zoom.

CALL TO ORDER

Jim Reilly, Chairperson to the Planning Board, called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act.

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; Jennifer Tracy; Nazi Rex, Alt I

ABSENT MEMBERS:

Casey Upson, Alt II

PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:

Jim Kyle, Kyle McManus Associates - Board Planner
Edwin Schmierer, Mason Griffin & Pierson, PC - Board Attorney
Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator

PLANNING BOARD SECRETARY

MOTION TO APPOINT ROBIN TILLOU AS PB SECREATRY: Mr. Blackwell

SECONDED: Mr. Caminiti

ROLL CALL: AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Mr. O'Neill, Ms. Stern, Ms. Tracy and Mr. Reilly. NAYS: None. ABSTAIN: None.

The Pennington Borough Planning Board selected Robin Tillou for the remaining of 2025 as their secretary.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Chair Reilly opened the meeting to the public.

Demetri Stylianou, 144-148 W Franklin Avenue, asked of the status of the Housing Plan element of the Master Plan.

Mr. Kyle explained that the housing plan is required to be written and adopted by June 30, 2025. The Borough has not produced the housing plan element yet.

With no other public comments for items not on the agenda Chair Reilly closed the public forum.

PB 2024 ANNUAL REPORT

MOTION TO APPROVE 2024 ANNUAL REPORT: Mr. Blackwell

SECONDED: Mr. Caminiti

ROLL CALL: AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Mr. O'Neill, Ms. Stern, Ms. Tracy and Mr. Reilly. NAYS: None. ABSTAIN: None.

MASTER PLAN COMMITTEE UPDATE

Mobility Plan Element

Vice-Chair Jackson explained that the 1998 Master Plan will be removed and the Master Plan that is currently under development will replace that Master Plan. The mobility plan element was worked on by the Master Plan Committee (MPC), which is an advisory committee of 15 members. Of the MPC, Meredith Moore (Shade Tree Commission), Allison Neary, Roger Demareski (Fire Chief), Rick Smith (Director of DPW) and Daryl Burroughs (Chief of Police) gave their input to the Mobility Plan.

Vice-Chair Jackson went over the drafted Mobility Plan Element update that has been posted and available to view on the Pennington Borough website at <https://www.penningtonboro.org/planning-zoning/pages/master-plan-2025-under-development>.

Mr. Blackwell asked if electric bicycle chargers should be incorporated into the mobility plan.

Mr. Jackson stated he will add that by rewording item #1 b.

Ms. Rex stated regarding the Broemel Place Bridge language on item #4 d., stronger language should be incorporated rather than “encourage” due to the issues surrounding that bridge.

Mr. Jackson will incorporate “prioritize.”

Mr. Jackson advised he received feedback from Daniel So-Schoos of 300 N. Main Street regarding the Broemel Place Bridge as well and Mr. So-Schoos indicated he would like to have a safer bridge for pedestrians. His suggestions are a lower speed limit, speed bumps on the curve and a flashing pedestrian warning sign like the crosswalk by Pennington School or Toll Gate School as a temporary solution.

Vice-Chair Jackson completed his review to the Board regarding the mobility plan.

MOTION TO CONDITIONALLY ADOPT THE PROPOSED MOBILITY PLAN:

Mr. Jackson

SECONDED: Mr. Blackwell

ROLL CALL: AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Mr. O'Neill, Ms. Stern, Ms. Tracy and Mr. Reilly. NAYS: None. ABSTAIN: None.

MINUTES

February 12, 2025

Upon a motion from Ms. O'Neill and Mr. Caminiti offering a second, February 12, 2025 minutes were unanimously approved by those eligible to vote.

ZONING ORDINANCE AMENDMENT RECOMMENDATIONS

Mr. Kyle advised of the ordinance updates that was distributed to the Board members that the Ordinance Committee has worked on.

Mr. Kyle went over the amendments that were incorporated since the last discussion at the November 13, 2024 PB meeting such as: the definitions in §215-8 of patio and backup generator, details of backup generator and being a permitted use in all zones, § 215-52 and § 215-57 regarding non-conforming buildings, § 215-12 regarding accessory structures, and § 215-12 item #12 regarding regulations on poultry.

Mr. Kyle received feedback from Meredith Moore, a resident, regarding § 215-12 a. and suggesting that properties over one acre should be allowed to have more than three accessory structures. She suggested that properties over one acre should be allowed four accessory structures.

It was suggested to take patios out of being considered an accessory structure in ordinance 215-12 a.

Mr. Kyle will massage the language for the patio portion of the update for § 215-12.

A discussion was had as to what poultry could be defined as. The Board agreed that chickens should be the only allowed poultry.

Mr. Kyle advised that he will clean up the language in the updates in the ordinance and then once it is finalized it will then be proposed to the Town Council.

ADJOURNMENT OF MEETING

There being no further business, Mr. Blackwell made a motion to adjourn the meeting with Mr. Jackson offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:00 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 March 12, 2025, consisting of four (4) 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
Planning Board Meeting this April 10, 2025

Robin Tillou

Robin Tillou, Administrative Office