

30 NORTH MAIN STREET  
PENNINGTON, NEW JERSEY 08534-0095  
(609)737-0276 x3  
[planning@penningtonboro.org](mailto:planning@penningtonboro.org)

Date of Board Hearing: 4/9/25

[illegible]

## Planning

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**From:** rsmith@penningtonboro.org  
**Sent:** Tuesday, March 25, 2025 7:54 AM  
**To:** Planning  
**Subject:** Re: Application #25-001 - 12 N. Main Street - Subdivision - Bulk Variances - d(2) Variance

Robin-

As the minor subdivision application does not speak to change of use, I have no concerns. If the building undergoes use changes in the future, the water supply and sewer capacity should be re-evaluated.

Thank you.

Rick Smith  
Superintendent of Public Works  
Licensed Water & Sewer Operator  
Certified Recycling Professional  
Sustainable Resource Management Professional



30 North Main Street  
Pennington, NJ 08534-0095  
609-737-0276

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**From:** Planning  
**Sent:** Friday, March 21, 2025 11:40:28 AM  
**To:** rsmith@penningtonboro.org  
**Subject:** FW: Application #25-001 - 12 N. Main Street - Subdivision - Bulk Variances - d(2) Variance

Good Morning Rick,

On second thought, would you be able to put your comments on a letter and/or email and I can print it out for the Board to review? That would be a good thing to discuss at the meeting as well.

Thanks,

Robin

# van note-harvey

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Princeton, NJ 08540  
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## VIA E-MAIL

March 28, 2025

planning@penningtonboro.org

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

**RE: Minor Subdivision 12 North Main Street  
Pennington Borough planning Board Application 25-001  
12 North Main Street, Pennington NJ 08534  
Block 205, Lot 22  
Owner: 12 N. Main Street Pennington NJ LLC  
PEN-BOOFP25401**

Dear Ms. Tillou,

We have completed our review of the above referenced Preliminary and Final Site Plan Application based on the below submitted documents:

- Application Checklist
- Planning and Zoning Board Application
- Existing Property Description
- Certification for Currency on Taxes
- Minor Subdivision Drawings
  - Existing Conditions Survey dated May 2, 2024
  - Minor Subdivision Plat, dated October 10, 2024
- Descriptions of the proposed lots

### **Project Background / Description**

This application proposes a minor subdivision, no new construction is proposed by this application. This application is for subdividing Block 205, Lot 22 into Lots 22.01 and 22.02. No additional work is proposed with this application.

### **Review**

The application was deemed complete by the Application Review Committee at their March Meeting. We have reviewed the submitted documents and offer the following comments for the Planning Board's consideration.

**A. Zoning**

The property is located in the Town Center Zone TC.

**B. Variances:**

As stated in the application, the creation of the new lots will create two new lots, both of which will require variances. The below variances are required:

- Minimum frontage (§215-71)
- Minimum front yard setback (§215-71)
- Minimum rear yard setback (§215-71)
- Minimum side yard setback (§215-71)
- Maximum total lot coverage (§215-71)

New lot 22.02 will be a landlocked lot, however there are existing right-of-way easements for access to North Main Street through the Borough's parking lot. This landlocked lot expands the nonconformity regarding minimum frontage from the existing lot.

The required variances are largely to address existing non-conformities, or nonconformities resulting from the proposed subdivision.

**C. Technical Review Comments**

**Site Plan Comments**

Sheet 1 of 1 Existing Conditions Survey, dated May 2, 2024

1. The adjoining Borough Lot, Lot 38 should be called out on the Plan.
2. This plan does not state that it is a Boundary Survey.
3. The name of the adjoining property owners is not shown on the Survey.
4. It appears that portion(s) of the existing building may extend across property lines. Eg. The POB, and property corner with lot 28. Encroachments should be identified. Some utility items appear to fall on/ over property lines as well (roof drains).

Sheet 1 of 1 – Minor Subdivision Plat

5. Note 3 references a Boundary and Topographic Survey. The referenced plan was not provided to for review. If the existing Condition Survey was intended to serve this purpose, please make the necessary revisions.
6. The notes from the Existing Condition Survey referencing Map Reference 1 still show on the Subdivision Plat, however, no listing of map references is provided on the subdivision.
7. Does the proposed property line between proposed lots 22.01 and 22.02 fall on an existing building wall?
8. Show offset dimensions to existing adjacent buildings.
9. The plan calls for a cross utility easement. Will said easements be blanket easements, or specifically written easements. If the later, the utilities should be identified as to which lot they serve.
10. Add a note that proposed lot 22.02 will be accessed via the existing parking lot at 30 North Main Street.
11. Certifications/ Approvals
  - a. Revise notes to reference Pennington Borough

- b. Certification Signature lines shall conform to the Title Recordation Law.
- c. Unnecessary certifications shall be removed eg. Health Officer.
- 12. Coordinate values for at least 2 additional corners shall be provided for each lot.
- 13. Show monumentation in accordance with the Title Recordation Act. Property corner markers shall be provided for the proposed property line.
- 14. Property Owners name and information shall be shown on the plans.
- 15. Lot closure reports shall be provided for the proposed lots.

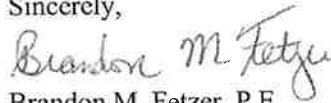
**Description of Proposed Lots**

- 16. State Plane Coordinate grid or ground reference shall be provided for the proposed POB in both descriptions.
- 17. The descriptions shall reference the Minor Subdivision Plat.

The proposed subdivision is substantially complete and could be conditionally approved by the Board. The above comments can be addressed by the applicant prior to certification and signatures.

Please feel free to contact me to discuss any comments.

Sincerely,



Brandon M. Fetzer, P.E.  
Borough Engineer

BMF

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cc: Edwin Schmierer, Esq., Mason, Griffin & Pierson, P.C. (e.schmierer@mgplaw.com)  
James Kyle, AICP/PP, Borough Planner (jkyle@kylemcmancus.com)