

**PENNINGTON BOROUGH
REDEVELOPMENT COMMITTEE
MARCH 26, 2025**

Mayor Davy called the meeting to order at 7:00pm.

STATEMENT OF ADEQUATE NOTICE: Adequate notice of this meeting has been posted in Borough Hall and sent to the officially designated newspapers of Hopewell Valley News and The Times of Trenton according to the regulations of the Open Public Meeting Act.

ROLL CALL: Mayor Davy; Mr. Caminiti, Administrator; Ms. Chandler, Borough Council; Ms. Kessler-Taub, Planning Board; Mr. Reilly, Planning Board; Ms. Stern, Borough Council

PROFESSIONALS: Mr. Fetzer, Board Engineer; Mr. Kyle, Board Planner; Ms. Tillou, Land Use Administrator

WELLS FARGO PROPERTY – 2 ROUTE 31 NORTH, BLOCK 201, LOT(S) 6 & 7

Mr. Kyle went over the development plan for the site.

Mr. Kyle explained that a developer has submitted the concept plan that is the same as previously discussed although they have added the driveway along the northernmost part of the building for 2 Route 31 N. There will be two (2), four (4) story buildings in the proposal with parking in between and in the back.

Mayor Davy asked how much of this will be affordable housing.

Mr. Kyle replied that it could be as many as 15 units.

Mayor Davy asked if a proposed redevelopment plan was put together for consideration.

Mr. Kyle replied yes and he will forward that to the subcommittee.

Mayor Davy stated at the next Redevelopment Committee Meeting the Committee will review that plan for this property and notice will be given to neighboring properties for their input.

Mr. Kyle advised the Redevelopment Committee would endorse the plan but could not vote on it.

Ms. Chandler asked what the height of the buildings would be.

Ms. Kessler-Taub stated the plan shows 55 ft.

Ms. Chandler and Mr. Kyle agreed that a 55 ft. building height is not needed. Mr. Kyle stated that the zone states no more than a 35 ft. building height is allowed.

Mayor Davy would like a stringent storm water management plan for this property.

Mr. Kyle advised that there is a storm water basin on Delaware Avenue and a conversation could be had and worked out with the Watershed.

Ms. Stern asked if this developer approached the owner of this property and if there was any interest from any other developer that has come forward.

Mr. Kyle advised that the Borough does have control over the proposal. Nothing is binding with the developer until the owner makes a contract with them. The contract cannot change once it is binding with a developer.

Ms. Stern would like solar to be considered for this property.

Ms. Kessler-Taub asked if mixed-use was considered.

Mr. Kyle responded that there was no interest in retail for the property.

Ms. Kessler-Taub asked if a design for pedestrians was made.

Mr. Kyle replied that the NJDOT holds jurisdiction to Route 31 and the state would have to hold interest. The Borough could have the ability to influence but nothing further.

Mr. Fetzer recommended increase in the minimum sidewalk size.

Mr. Reilly asked if the affordable housing would be rentals.

Mr. Kyle replied it would be rentals.

Mayor Davy opened the meeting to the public.

Allen Hershey, 143 E. Delaware Avenue, asked if there will be provisions for screening. And there will be safety issues whether the access and egress will be on Delaware Avenue or Route 31.

Mr. Kyle advised there will be plantings and screening incorporated into the plan.

Mr. Fetzer stated the traffic report advises there will be more than 100 peak hour trips.

Ms. Chandler asked if the NJDOT could involve the Borough.

Mr. Kyle responded that there have been instances in the past where the developer would involve the Borough. The Board engineer, Mr. Fetzer, could possibly be involved as well.

Daniel Rubenstein, 25 E. Franklin Avenue/Borough Council Member, would like to use concrete rather than blacktop. The affordable housing units for this development should be more than 15 units. The Borough should go for as many as they can get on this property.

Dan Pace, 9 Railroad Place, wanted to know the existing lot coverage and the proposed lot coverage.

Mr. Kyle stated he does not have those numbers. It is roughly a 2 acre site. The storm water report will have to address that increase.

Resident Mr. Hershey stated the Borough should take advantage of the development of this site with a pedestrian circulation away from the street.

Mr. Kyle stated a sidewalk could be installed on the west side.

Mr. Fetzer stated they could have the sidewalk 5 ft. off the road and run parallel to what is existing.

Ms. Stern stated the increase in student population from this development should be investigated.

Resident/Borough Council Mr. Rubenstein stated that the Lewis Brook should be investigated since it is on the corner.

Mr. Fetzer stated there may be an assessment of an old agreement where that is assessed to Pennington Borough.

Mayor Davy stated they will be reviewing the draft of the redevelopment plan for this property at the next meeting.

BLACKWELL PROPERTY – BROOKSIDE AVENUE, NORTH MAIN STREET

Mayor Davy advised that there has been a delay in the final processes for this property to be designated for redevelopment.

Mr. Kyle displayed the freshwater wetlands letter of interpretation for this property.

Mr. Kyle stated the owner has been engaged in an engineering study. The private engineer has completed Phase I. There was a recommendation for a Phase II for areas of concern that were identified. They have identified state open waters in regards to Lewis Brook. Doing a more detailed study will yield more results. The flood hazard determination is critical to what will be built there.

Mayor Davy stated this would restrict residential development for this property. More information is needed from the engineer before a redevelopment plan is done for this property.

Mayor Davy opened this portion of the agenda up to the public.

Dan Rubenstein, 25 E Franklin Avenue, the Borough is entering into an agreement of SWM with the Watershed. Can the Lewis Brook flows be reengineered so flooding is mitigated?

Mr. Kyle stated the Watershed way is how the Borough should go. He will let the engineer know to consult with the Watershed.

Mayor Davy stated they will continue to monitor this and list it on a continuing basis on the Redevelopment Committee agendas.

HPC Letter to Redevelopment Committee Regarding the Blackwell Property

Eric Holtermann, 45 N. Main Street/HPC Chair, referred to his letter that was given to the Redevelopment Committee on behalf of the HPC. Whatever is built on this property should be done carefully to work with the character of that part of Pennington Borough. Mr. Holtermann went over the remaining of HPC's letter to the Redevelopment Committee.

Mr. Kyle stated he will consider the HPC letter when writing a redevelopment plan for this property.

BOROUGH LANDFILL - BROEMEL PLACE

Mayor Davy stated the landfill site is still under an environmental investigation. That has to be finalized before they determine how much of the property is developable.

12 NORTH MAIN STREET PROPERTY

Mr. Kyle advised that this is a property that has storefront on the ground floor facing North Main Street and an apartment on the second floor that is connected to the office that fronts the public parking lot in the rear. They are going to the Planning Board for the subdivision at the PB meeting in April. Once the subdivision application goes through then a redevelopment plan can start.

Ms. Chandler stated that the portion that fronts North Main Street must remain a retail operation.

Mr. Kyle stated the office portion only will be a part of the redevelopment plan.

Mr. Kyle stated he will have to do a preliminary investigation report and the Planning Board will have to hold a public hearing on that report. Then that goes back to the Council to determine that to be an area of redevelopment.

MEETING MINUTES – OCTOBER 23, 2024

The October 23, 2024 minutes were approved with a motion from Ms. Chandler and Ms. Stern offering a second. The October 24, 2024 minutes were approved unanimously by those eligible to vote.

ADJOURNMENT OF MEETING

There being no further business, Ms. Chandler made a motion to adjourn the meeting with Ms. Jackson offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:15 p.m.