

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
April 8, 2026 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on April 8, 2026 at 7:30 p.m. via Zoom.

CALL TO ORDER

Jim Reilly, Chairperson, called the meeting to order at 7:30 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.

MEMBERS IN ATTENDANCE

Mark Blackwell; Gian Paolo Caminiti; Mayor James Davy; Andrew Jackson – Vice-Chair; Amy Kassler-Taub; Kate O’Neill; Jim Reilly – Chair; Jennifer Tracy; Fred Jacobs, Alt. I; Sarah Calabi, Alt. II

MEMBERS ABSENT:

Nazli Rex

PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:

Robin Tillou, Pennington Borough PB Secretary/Land Use Administrator
Edwin Schmierer, Board Attorney
Jim Kyle, Board Planner

PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY

Chair Reilly opened the meeting to the public for non-agenda items. With no public comment the public forum was closed.

RESOLUTION

**#25-001 12 N. Main Street Pennington NJ LLC
12 N. Main Street – Block 205, Lot 22 – TC (Town Center) Zone
Subdivision, d(2) Variance, Bulk Variances – 120 Day Extension Request to
Perfect Minor Subdivision Approval**

MOTIONED TO APPROVE RESOLUTION FOR EXTENSION: Mr. Caminiti

SECONDED: Mr. Blackwell

ROLL CALL:

AYES: Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. Kassler-Taub, Ms. O’Neill, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.
MOTION PASSED

MASTER PLAN COMMITTEE UPDATE

Land Use Plan Element for Conditional Adoption

Mr. Jackson advised that any suggested changes will be included in the final draft and all elements will be posted on the Pennington Borough website and the deadline for any suggestions will conclude on April 22, 2026.

Mr. Kyle, Board Planner, reviewed the drafted Land Use Plan which can be found at the Pennington Borough website
<https://www.penningtonboro.org/DocumentCenter/View/1977/Land-Use-Plan?bidId=>.

Mr. Kyle and Mayor Davey reviewed the steps involved in having the Land Use ordinance addressed within the drafted Master Plan. Mr. Kyle noted that there has been discussion about establishing an Ordinance Advisory Committee, potentially composed of several Council members, the Mayor, representatives from the Planning and Zoning Board, and Borough professionals.

Board members discussed and proposed revisions to the Land Use plan. One suggestion was to Section 215-57 (Alteration) of the Land Use Plan, including the removal of the phrase “not exceeded” from the section.

Chair Reilly opened the meeting to the public.

Kit Chandler, Pennington Borough Resident, advised the R-80 zone has a vacant lot owned by Pennington School and would like to know if that is still in the R-80 zone. (The current tax map shows that it is R-80.) Ms. Chandler confirmed that there are no undeveloped lots remaining within the new town center, and Mr. Kyle concurred. The Toll Gate House in front of the African Cemetery is included in the historic district and should be noted.

Dan Pace, Pennington Borough resident, stated the Pennington School property that Ms. Chandler mentioned should be zoned E-1 or E-2. The African Cemetery should be reflective of Park and Recreation Zone (PR) Zone and just south of Pennington Cemetery is a part of land that the Borough owns that is part of the Recreation Open Space inventory and should be shown as the PR zone.

Eric Holtermann, Pennington Borough resident, stated the Historic Preservation aspects of the plan is positive. The increase in density and accommodation to affordable housing is consistent with the historic district.

The public hearing for this portion of the agenda was closed.

MOTIONED TO CONDITIONALLY ADOPT THE LAND USE PLAN: Mr. Jackson
SECONDED: Mr. Caminiti

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Kassler-Taub, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

Framing Plan

Mr. Jackson introduced the framing plan that can be found on the Pennington Borough website: <https://www.penningtonboro.org/DocumentCenter/View/2003/Framing-Plan-Final>.

MOTIONED TO CONDITIONALLY ADOPT THE FRAMING PLAN: Mr. Jackson

SECONDED: Ms. Kassler-Taub

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Kassler-Taub, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

Conditional Readoption of: Mobility Plan, Open Space and Recreation Plan, Utility Services Plan, Community Facilities and Services Plan, and GBES Plan

Mr. Jackson reviewed five (5) Master Plan elements: Mobility Plan, Open Space and Recreation Plan, Utility Services Plan, Community Facilities and Services Plan, and GBES Plan which can be found on the Pennington Borough website:

<https://www.penningtonboro.org/1260/Master-Plan-Under-Development>.

MOTIONED TO CONDITIONALLY READOPT THE MOBILITY PLAN, OPEN SPACE AND RECREATION PLAN, UTILITY SERVICES PLAN, COMMUNITY FACILITIES AND SERVICES PLAN, AND GBES PLAN: Mr. Jackson

SECONDED: Ms. O'Neill

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Kassler-Taub, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

Mobility Plan

Mr. Jackson reviewed the Mobility Plan that can be found on the Pennington Borough website: <https://www.penningtonboro.org/DocumentCenter/View/1982/Mobility-Plan-Final?bidId=>.

MOTIONED TO CONDITIONALLY ADOPT THE MOBILITY PLAN: Mr. Jackson

SECONDED: Ms. Kassler-Taub

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Kassler-Taub, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

Open Space and Recreation Plan

Mr. Jackson advised of amendments to the Open Space and Recreation Plan which can be found on the Pennington Borough website:

<https://www.penningtonboro.org/DocumentCenter/View/1983/Open-Space-and-Recreation--Final?bidId=>.

Chair Reilly opened the meeting to the public.

Dan Pace, a Pennington resident, stated that page 11 of the Open Space and Recreation Plan, second bullet, indicates there is no sidewalk; however, there is a sidewalk between Woolsey Court and Heritage.

MOTIONED TO CONDITIONALLY ADOPT THE OPEN SPACE AND RECREATION PLAN: Mr. Jackson

SECONDED: Mr. Caminiti

ROLL CALL:

AYES: Mr. Blackwell, Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Kassler-Taub, Ms. Tracy, Mr. Jacobs and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

OLD BUSINESS

Fourth Round Fair Share Plan Consent Order

Mr. Schmierer explained that the fourth round has been wrapped up and the court order for the fourth round plan that was put together was acceptable to the court and to the Fair Share Housing Center.

Borough Engineer

Mayor Davy advised that on April 6, 2026, the council adopted a resolution appointing Colliers Engineering to serve as the Borough Engineer as well as the Planning Board Engineer.

MINUTES

February 11, 2026

Upon a motion from Ms. O'Neill and Mr. Jackson offering a second, the February 11, 2026 minutes were unanimously approved with amendments by those eligible to vote.

ADJOURNMENT OF MEETING

There being no further business, Mr. Caminiti made a motion to adjourn the meeting with Mr. Blackwell offering a second. By unanimous vote, the meeting was thereupon adjourned at 9:35 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 April 8, 2026, consisting of five (5) 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 May 14, 2026.

Robin Tillou

Robin Tillou, Land Use Administrator