

Mr. Angarone made a motion, seconded by Ms. Heinzl to close the reorganization meeting.

### **REGULAR MEETING**

**OPEN TIME FOR PUBLIC ADDRESS** – Mr. Reilly asked if there was anyone who had joined the meeting and had comments. Ms. Heinzl announced that Winn Thompson had joined the meeting, but Mr. Thompson did not have any comments at this time. Mr. Reilly welcomed Ms. Van Orman to the Board.

### **ZONING OFFICER**

Mr. Flemming stated that he did not have anything to report. Ms. O'Neill asked about the 6 ft. white fence in the front yard of the new house on the corner of W. Delaware Avenue and Burd Street. Mr. Flemming stated that the house was in the Town Center Buffer Zone and the fence meets the regulations. He stated that the Board had previously discussed the possibility of reviewing the Town Center and the Town Center Buffer Zone ordinance to try to eliminate things like this that might come up because of the regulations. A suggestion had also been made that the TC and TC Buffer Zone should be merged with the R-80 Zone and would then be under those regulations. Mr. Flemming stated that he still felt that they needed reviewing and Ms. O'Neill agreed.

Mr. Flemming stated that he has removed close to 30 signs advertising businesses that were not in the Borough. Ms. Heinzl noted that signs had also been removed from the right-of-way areas. Mr. Flemming stated that contractor signs were allowed while construction was going on, but sometimes they are left on lawns much longer for advertising and they are removed after 3-6 months.

Ms. Laitusis asked if businesses were being given extensions for outdoor dining. Mr. Flemming stated that no one requesting permits has been turned down.

### **OLD BUSINESS**

#### **2020 ANNUAL REPORT TO MAYOR AND BOROUGH COUNCIL**

Mr. Reilly asked if there were any questions regarding the Annual Report that is required by N.J.S.A. 40:55D-70.1 The report includes applications that had been before the Board from 2018 – 2020. The Board had no questions and Ms. O'Neill made a motion, seconded by Ms. Gnatt to forward the report to Borough Council. The Board agreed unanimously with Mr. Kwak and Ms. Van Orman not voting.

### **NEW BUSINESS**

Mr. Reilly explained that he asked that the Application Review Committee (ARC) nominations be discussed during this part of the meeting since there is a recommendation from ARC to form a special committee to address issues regarding the Master Plan. He stated that Mr. Angarone had prepared an outline on what the committee would be charged with and asked Mr. Angarone to review it with the Board. Mr. Angarone explained that the MLUL requires reexamination of the Master Plan every 10 years and Pennington's would be due in 2023. The last Master Plan was done in 1998 and the committee will be asked to either recommend a reexamination report or if the Board should embark on a full update of the Master Plan. If possible, it would be ideal to have separate members on the committee and ARC. The memorandum from the Application Review Committee, dated January 7, 2021 with attachment describing some of the suggestions

**PENNINGTON BOROUGH  
PLANNING BOARD MINUTES  
REORGANIZATION AND REGULAR MEETING – APPROVED  
JANUARY 13, 2021**

**REORGANIZATION MEETING**

Mr. Schmierer, Board Attorney, called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act. He stated that it was being held by a Zoom webinar and access to the meeting had been noticed.

The following were given the Oath of Office by Mr. Schmierer: Joseph Lawver, Class I, Mayor; Eileen Heinzl, Class II, Borough Official; Deborah Gnatt, Class III, Council Representative - 01/01/2021 –12/31/2021; Cara Laitusis, Class IV, 01-01-2020 - 12-31-2023; Seung Kwak, Alternate I and Jeanne Van Orman, Alternate II, 01-01-2021 - 12-31-2022.

Board Members Present: Nicholas Angarone, Mark Blackwell, Deborah Gnatt, Eileen Heinzl, Seung Kwak, Alt. I, Cara Laitusis, Mayor Joseph Lawver, Katherine L. O'Neill, James Reilly, Douglas Schotland, Jeanne Van Orman, Alt 2.

Also Present: Edwin W. Schmierer, Mason, Griffin & Pierson, Planning Board Attorney; John Flemming, Zoning Officer, Mary W. Mistretta, Secretary.

Mr. Schmierer stated that a nomination was in order for Chairman of the Planning Board.

Ms. O'Neill made a motion to nominate James Reilly as Chairman, seconded by Mr. Blackwell

Ms. Mistretta called the roll and the Board voted unanimously to appoint Mr. Reilly as Chairman.

Mr. Reilly thanked everyone and requested a nomination for Vice Chairman. Mr. Blackwell

made a motion to nominate Nicholas Angarone as Vice Chairman, seconded by Ms. O'Neill and the Board agreed unanimously by voice vote.

Mr. Angarone made a motion to appoint the following professionals and secretary, seconded by Ms. Gnatt and the Board agreed unanimously by voice vote:

Edwin W. Schmierer, Esq., Mason, Griffin & Pierson, P.C. was appointed Planning Board Attorney for the year 2021.

James Kyle, PP/AICP, KMA, (Kyle-McManus Associates) was appointed Borough Planner for the year 2021.

Brian Perry, P.E., Van Note-Harvey Associates, PC was appointed Planning Board Engineer for the year 2021.

Mary Mistretta was appointed Planning Board Secretary through January 31, 2021.

The **Hopewell Valley News** was designated the official daily newspaper for the Planning Board. **The Times of Trenton** was designated the official daily newspaper to be used only when through no fault of the applicant or the Board, publication of the Legal Notice was not possible in the Hopewell Valley News.

Planning Board meeting dates were approved as follows: Feb. 10, Mar. 10, Apr. 14, May 12, Jun. 9, Jul. 14, Aug. 11, Sep. 8, Oct. 13, Nov. 10, Dec. 8, Jan. 12, 2022

Mr. Reilly announced that he would like to defer the Application Review Committee appointments to the regular meeting. He felt that it would be more appropriate to discuss it on the regular agenda and the Board agreed.

Pennington Borough Planning Board Minutes – January 13, 2021  
Reorganization & Regular Meeting

that the special committee would follow. The following volunteered to participate on the Special Committee for the Master Plan: Cara Laitusis, Kate O'Neill, Nick Angarone and Ms. Van Orman.

Mr. Reilly stated that the Stormwater Management Plan would have to be included and a climate change report was a new requirement if they were doing a new Master Plan. Ms. O'Neill suggested that it would be useful if they knew of another similar municipality that has gone through this that could meet with them and give some guidance. Mr. Schmierer agreed that there may be another borough and he would contact Mr. Kyle to see if he had any suggestions. There was discussion that they would also have to be sensitive regarding costs and would have to get estimates. Mayor Lawver was asked when the Board would have to know the budget for what they were suggesting and he stated that it should be one year from tonight – January 13, 2022.

The following volunteered for the Application Review Committee: Jim Reilly, Doug Schotland, Seung Kwak and Eileen Heinzl. Mr. Blackwell made a motion, seconded by Mr. Angarone to appoint the members suggested for the Special Committee and ARC and the Board agreed.

There will be a meeting on February 10<sup>th</sup>.

**MINUTES** – Ms. O'Neill made a motion, seconded by Mr. Blackwell to approve the October 14, 2020 minutes with a correction and the minutes were approved.

The Board gave a wonderful sendoff to Mary Mistretta, the Land Use Administrator and Planning Board Secretary, who is retiring at the end of the month. She sincerely thanked them very much and will miss them!

Mr. Blackwell made a motion, seconded by Ms. Heinzl to adjourn the meeting at 8:50 p.m.

Respectfully submitted,



Mary W. Mistretta  
Planning Board Secretary

