

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
DECEMBER 12, 2018**

Mr. Reilly called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act.

Board Members Present: Nicholas J. Angarone, Mark Blackwell, Deborah L. Gnatt, Eileen Heinzl, William B. Meytrott, Winn Thompson, James Reilly, Chairman, Cara Laitusis, Alt. I
Absent: Katherine L. O'Neill, Vice Chairman, Douglas Schotland.
Also Present: Edwin W. Schmierer, Mason, Griffin & Pierson, Planning Board Attorney;
Mary W. Mistretta, Secretary. Absent: Michael P. Bolan, Planner; Brian Perry, Van Note-Harvey Associates, Planning Board Engineer; John Flemming, Zoning Officer.

OPEN TIME FOR PUBLIC ADDRESS

Dan Pace of 9 Railroad Place stated that he had come to the meeting to say good bye to Mr. Bolan and wish him well. He requested that the minutes reflect that since Mr. Bolan was not at the meeting.

MEMORIALIZATION OF RESOLUTION

UMBERTO NINI, Block 503, Lot 8, 30 West Delaware Avenue, Town Center Buffer Zone, Minor Subdivision, Variance, Application No. P18-004.

Ms. Heinzl made a motion, seconded by Mr. Thompson to adopt the resolution with one change to refer to the Beech tree that should be preserved as the "smaller" Beech tree so that it would not be confused with the large tree. Voting yes: Angarone, Heinzl, Meytrott, Thompson, Laitusis, Reilly. Not voting: Blackwell, Gnatt; Absent: O'Neill, Schotland.

EXTENSION OF TIME

171921 BURD STREET, LLC, Block 503, Lot 3, 17-19 Burd Street. Application No. P17-004.

The applicant requested an extension of time to file subdivision deeds. The applicant was unable to purchase the land until required remediation was done to the property and, therefore, could not file the subdivision plans. Mr. Angarone made a motion, seconded by Mr. Meytrott to approve the extension of time to June 12, 2019 to file subdivision deeds. Voting yes: Meytrott, Heinzl, Gnatt, Angarone, Reilly. Abstain: Blackwell, Laitusis, Thompson. Absent: O'Neill, Schotland.

RESOLUTION – MICHAEL P. BOLAN, PLANNER

Mr. Reilly stated that this resolution is to express the Board's appreciation to Mr. Bolan for the assistance he has provided to the Board since 2014 and to wish him good health in his retirement. Mr. Reilly read the resolution into the record and Ms. Heinzl made a motion, seconded by Mr. Thompson to adopt the resolution. Voting yes: Angarone, Blackwell, Gnatt, Heinzl, Laitusis, Meytrott, Thompson, Reilly. Absent: O'Neill, Schotland.

SEARCH COMMITTEE REPORT FOR BOROUGH PLANNER

Mr. Reilly stated that the Planning Board commissioned a search committee to identify applicants for the position of the Pennington Borough Planner. The committee included Kate O'Neill, Nick Angarone, Eileen Heinzl and Jim Reilly. Applications were received from KMA Associates, (Kyle and McManus Associates) from Hopewell; Clarke Caton Hintz, a well known Trenton firm and CME Associates, located in Howell, Monmouth County. All three applicants were interviewed and it was the opinion of the search committee that they were all qualified. KMA is a two person firm that was formed only a few months ago, although the two principals have lengthy experience. Clarke Caton Hintz is a medium size firm and CME is a large firm primarily engaged in engineering work with a substantial planning component. The search committee agreed unanimously to recommend KMA Associates with James Kyle designated as the Borough Planner. Mr. Kyle has a Bachelor's Degree in environmental planning and design from Rutgers Cook College and a certificate from the American Institute of Certified Planners. He has 17 years' experience in planning in the public sector and 3 years' experience working with an engineering firm. He is experienced with COAH (Council on Affordable Housing) issues and has worked with municipalities with similar issues such as Clinton, Califon, and Alpha and is a court appointed special Master. Mr. Kyle received strong recommendations from clients including Clinton and Franklin Township and made a very favorable impression in his interview. Mr. Kyle's rate would be \$142.00 per hour, the rate for Clark Caton Hintz would be \$135.00 per hour for standard work and \$145.00 for expert work and CME charges \$161.00 per hour. Mr. Kyle is currently dealing with redeveloping a closed landfill in Clinton that is a project that is of considerable interest to Pennington. He was very knowledgeable about our landfill and Lewis Brook and the related environmental issues. He indicated that he would not charge for quick questions and tries to avoid duplicating the work of the engineer which impressed the committee. Mr. Reilly explained that if KMA were appointed the appointment would require a waiver from the Board. The RFP required applicants to have 10 years' experience and technically KMA is the applicant and was only formed a few months ago. However, Mr. Kyle has 20 years planning experience and Ms. McManus has 17 years and the search committee felt that a waiver of the ten year requirement was appropriate and recommended it. Mr. Reilly stated that it was now up to the Board to approve the recommendation of the committee or discuss an alternative. Mr. Blackwell made a motion to accept the review committee's recommendation, seconded by Ms. Laitusis. Voting yes: Angarone, Blackwell, Gnatt, Heinzl, Laitusis, Meytrott, Thompson, Reilly. Absent: O'Neill, Schotland.

AMERICAN PROPERTIES AT PENNINGTON, LLC, Block 102, Lot 1, 105 W. Franklin Avenue, Application No. PB15-009. Second Amendment.

Mr. Schmierer explained that the Superintendent of Public Works has been working directly with American Properties regarding where and how the solid waste will be picked up and the changes primarily involve the buildings with the affordable housing units. Mr. Reilly asked if this needed Board approval since it was an administrative change and Mr. Schmierer explained that having the amended resolution was a way of keeping a record of the changes to the original resolution of approval. Ms. Heinzl stated that originally eight locations for pick-up were planned, but the Superintendent looked at the layout of the buildings and came up with a better plan. The Heritage Homeowners Association will provide residents with two trash cans that are approved by the Department of Public Works. Replacement cans will be provided by the Borough's Public Works Department for a fee. Mr. Blackwell asked if the residents would be aware of the once a week pick-ups in August and Ms. Heinzl responded that the Public Works Department is responsible for the schedule for trash pick-up and Heritage residents would be notified along with other Borough residents. She noted that this year there would only be one pick-up a week in both July and August. Ms. Gnatt made a motion to adopt the amendment,

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seconded by Mr. Blackwell and the Board unanimously agreed by voice vote. Absent: O'Neill, Schotland. Abstain: Meytrott.

MINUTES – Mr. Meytrott made a motion, seconded by Ms. Heinzl to approve the minutes of the October 10, 2018 Planning Board meeting and the minutes were approved with corrections by voice vote.

Ms. Heinzl noted that Mayor Persichilli had officially resigned from his office as Mayor. Mayor Persichilli is the longest serving Mayor in the history of Pennington and he will be honored at the Council reorganization meeting on January 7th. A new mayor will be selected by Borough Council on December 26th. Mayor Persichilli has asked to serve on the Planning Board.

It was noted that Wayne Blauth, the Borough's Tax Collector and assistant in the Construction Department had resigned.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Mary W. Mistretta
Planning Board Secretary