

PENNINGTON BOROUGH
30 North Main Street, Pennington, New Jersey 08534
PLANNING/ZONING BOARD
AGENDA TO THE EXTENT KNOWN
JANUARY 13, 2021, 7:30 PM

The meeting connection information will be available on the Borough's web site at www.penningtonboro.org where instructions regarding the webinar will also be available. The connections for computer or phone are also listed below. Documents will be available for viewing at the temporary Borough Hall, 29 Brookside Avenue (rear entrance, access from Green Street). Members of the public may make comments during the public portion of the hearing. They may also be submitted by email to mmistretta@penningtonboro.org. or in written letter form and delivered to the Board at the temporary Borough Hall, 29 Brookside Avenue where there is a drop box at the rear of the building. **All advance comments must be received by 4:00 p.m. the day of the scheduled meeting.**

The link to join the webinar (also found on the Pennington Borough web site):

<https://us02web.zoom.us/j/89663071351?pwd=YVU2NHdJUU8yU1dRcEtoV2xWRFA1QT09>

Passcode: 857430

Or telephone: 1-646-558-8656.

Webinar ID: 896 6307 1351 Passcode: 857430

OPENING STATEMENT: 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. Because of the state of emergency in New Jersey regarding COVID-19, the meeting will be held remotely via a Zoom webinar.

REORGANIZATION MEETING

OATH OF OFFICE:

Joseph Lawver, Class I, Mayor, Term 01/01/2021 – 12/31/2021

Eileen Heinzl, Class II, Borough Official, Term 01/01/2021 – 12/31/2021

Deborah Gnatt, Class III, Council Representative, Term 01/01/2021 – 12/31/2021

Cara Laitusis, Class IV, Term 01/01/2020 – 12/31/2023

Seung Kwak, Alternate I, Term 01/01/2021 – 12/31/2022

Jeanne Van Orman, Alternate II, Term 01/01/2021 – 12/31/2022

**ROLL CALL: Nicholas Angarone () Mark Blackwell () Deborah Gnatt () Eileen Heinzl ()
Seung Kwak, Alt. I () Cara Laitusis () Joseph Lawver () Katherine O'Neill ()
James Reilly () Douglas Schotland () Jeanne Van Orman ()**

Edwin W. Schmierer, Mason, Griffin & Pierson, Planning Board Attorney ()

James Kyle, Borough Planner, KMA Associates ()

Brian Perry, Van Note-Harvey Associates, Planning Board Engineer ()

John Flemming, Zoning Officer () Mary W. Mistretta, Board Secretary ()

Nomination of Planning Board Chairman

Nomination of Planning Board Vice Chairman

Appointment of Planning Board Attorney
Appointment of Borough Planner
Appointment of Planning Board Engineer
Appointment of Planning Board Secretary (ending Jan. 31, 2021)

Resolution adopting Legal and Official Newspapers
Resolution adopting Schedule of Planning Board Meeting Dates for 2021

Appointment of the Application Review Committee

Motion to adjourn Reorganization meeting.

REGULAR MEETING

I. OPEN TIME FOR PUBLIC ADDRESS

II. ZONING OFFICER'S REPORT

III. OLD BUSINESS

Annual Report to Borough Council

IV. NEW BUSINESS

Recommendation from the Application Review Committee

V. MINUTES – October 14, 2020

Adjournment _____

PENNINGTON BOROUGH PLANNING BOARD
RESOLUTION
2021 PROFESSIONAL SERVICES CONTRACT

WHEREAS, *N.J.S.A.* 40:55D-24 permits a Planning Board to retain the services of an attorney to assist said Board in the discharge of its responsibilities under the New Jersey Municipal Land Use Laws; and

WHEREAS, *N.J.S.A.* 40:11-1 *et seq.*, the New Jersey Local Public Contracts Law, permits the award of a Contract for “Professional Services” without competitive bidding provided that said services are rendered by a person or persons authorized by law to practice a recognized profession and whose practice is regulated by law; and

WHEREAS, the Pennington Borough Planning Board wishes to appoint an attorney for the Board to provide services during the calendar year 2021.

NOW, THEREFORE, BE IT RESOLVED by the Pennington Borough Planning Board, as follows:

1. The Pennington Borough Planning Board hereby appoints Edwin W. Schmierer, Esq., Mason, Griffin & Pierson, P.C., 101 Poor Farm Road, Princeton, New Jersey 08540 as its attorney for the calendar year 2021.
2. The Professional Services Agreement authorized with the attorney is on file in the Office of the Borough Clerk and may be inspected during regular office hours.
3. This Contract is being awarded without competitive bidding as a Professional Services Contract under the provisions of the New Jersey Local Public Contracts Law because a service will be rendered or performed by a person or persons

authorized by law to practice a recognized profession and whose practice is regulated by law.

4. A notice of this action shall be published by the Borough of Pennington in the Hopewell Valley News following the adoption of this Resolution.

CERTIFICATION

I, Mary Mistretta, Secretary of the Pennington Borough Planning Board, hereby certify that the above Resolution was adopted by the Pennington Borough Planning Board at its meeting held on the 13th day of January 2021.

Mary Mistretta, Secretary
Pennington Borough Planning Board

PENNINGTON PLANNING BOARD
RESOLUTION
2021 PROFESSIONAL SERVICES CONTRACT

WHEREAS, *N.J.S.A. 40:55D-24* permits a Planning Board to retain the services of a Professional Planner to assist said Board in the discharge of their responsibilities under the New Jersey Municipal Land Use Law; and

WHEREAS, *N.J.S.A. 40A:11-1, et seq.*, the New Jersey Local Public Contracts Law, permits the award of a Contract for "Professional Services" without competitive bidding provided that said services are rendered by a person or persons authorized by law to practice a recognized profession and its practice is regulated by law; and

WHEREAS, the Pennington Borough Planning Board wishes to appoint a Professional Planner to provide services to the Board during the calendar year 2021.

NOW, THEREFORE, BE IT RESOLVED by the Pennington Borough Planning Board as follows:

1. The Pennington Borough Planning Board hereby appoints James Kyle, PP/AICP, KMA Associates as its Professional Planner for the calendar year 2021.
2. The Professional Services Agreement authorized with said Planner is on file in the Office of the Borough Clerk and may be inspected during regular hours.
3. This contract is being awarded without competitive bidding as a Professional Services Contract under the provisions of the New Jersey Local Public Contracts Law, because a service will be rendered or performed by a person or persons authorized by law to practice a recognized profession and its practice is regulated by law.
4. A notice of this action shall be published by the Borough of Pennington in the Hopewell Valley News following the adoption of this Resolution.

CERTIFICATION

The undersigned, Secretary to the Pennington Borough Planning Board does hereby certify that the foregoing is a true copy of a Resolution adopted by said Board at their meeting held on the 13th day of January 2021.

Mary Mistretta, Secretary
Pennington Borough Planning Board

PENNINGTON PLANNING BOARD
RESOLUTION
2021 PROFESSIONAL SERVICES CONTRACT

WHEREAS, *N.J.S.A.* 40:55D-24 permits a Planning Board to retain the services of a Professional Engineer to assist said Board in the discharge of their responsibilities under the New Jersey Municipal Land Use Law; and

WHEREAS, *N.J.S.A.* 40A:11-1, *et seq.*, the New Jersey Local Public Contracts Law, permits the award of a Contract for "Professional Services" without competitive bidding provided that said services are rendered by a person or persons authorized by law to practice a recognized profession and its practice is regulated by law; and

WHEREAS, the Pennington Borough Planning Board wishes to appoint a Professional Engineer to provide services to the Board during the calendar year 2021.

NOW, THEREFORE, BE IT RESOLVED by the Pennington Borough Planning Board as follows:

1. The Pennington Borough Planning Board hereby appoints Brian R. Perry, P.E., Van Note-Harvey Associates, PC, 103 College Road East, Princeton, NJ 08540 as its Professional Engineer for the calendar year 2021.
2. The Professional Services Agreement authorized with said Engineer is on file in the Office of the Borough Clerk and may be inspected during regular hours.
3. This contract is being awarded without competitive bidding as a Professional Services Contract under the provisions of the New Jersey Local Public Contracts Law, because a service will be rendered or performed by a person or persons authorized by law to practice a recognized profession and its practice is regulated by law.

4. A notice of this action shall be published by the Borough of Pennington in the Hopewell Valley News following the adoption of this Resolution.

CERTIFICATION

The undersigned, Secretary to the Pennington Borough Planning Board does hereby certify that the foregoing is a true copy of a Resolution adopted by said Board at their meeting held on the 13th day of January 2021.

Mary Mistretta, Secretary
Pennington Borough Planning Board

**BOROUGH OF PENNINGTON
PLANNING BOARD
RESOLUTION**

BE IT RESOLVED:

That the Hopewell Valley News be designated as the official weekly publication for the Planning Board of Pennington Borough for the calendar year 2021, as is required by law;

BE IT RESOLVED:

That The Times of Trenton be designated the official daily newspaper for the Pennington Borough Planning Board, to be used only when through no fault of the applicant or the Board it was not possible to publish Legal Notice in the Hopewell Valley News and/or it is a timing issue;

BE IT RESOLVED:

That the Hopewell Valley News and The Times of Trenton be designated for notification purposes when required under the Open Public Meetings Act for the Planning Board of Pennington Borough for calendar year 2021.

CERTIFICATION

I, Mary W. Mistretta, Secretary to the Pennington Borough Planning Board do hereby certify that the foregoing is a true copy of Resolution adopted by said Board at their reorganization meeting held on the 13th day of January, 2021.

Mary W. Mistretta

BOROUGH OF PENNINGTON

PLANNING/ZONING BOARD

MEETING AND SUBMISSION DATES 2021

Regular meetings are held the second Wednesday of each month except where noted. Meetings are being held on Zoom Webinars until further notice. Agendas, information and a link to the Zoom meeting will be on the Borough's web site penningtonboro.org.

WINDOWS OF SUBMISSION	PLANNING BOARD MEETING DATES
DEC. 28 – JAN. 11	FEBRUARY 10
JAN. 25 – FEB. 8	MARCH 10
MAR. 1 – MAR. 15	APRIL 14
MAR. 29 – APR. 12	MAY 12
APR. 26 - MAY 10	JUNE 9
JUN. 1 – JUN. 14	JULY 14
JUN. 28 - JUL 12	AUGUST 11
JUL 26 – AUG. 9	SEPTEMBER 8
AUG. 30 - SEP. 13	OCTOBER 13
SEP. 27 – OCT. 11	NOVEMBER 10
OCT. 25 – NOV. 8	DECEMBER 8
NOV. 29 – DEC. 13	JANUARY 12, 2022

CERTIFICATION

I, Mary W. Mistretta, Secretary to the Pennington Borough Planning/Zoning Board, do hereby certify that the foregoing is a true copy of a resolution adopted by said Board at their reorganization meeting held on the 13th of January, 2021.

Mary W. Mistretta

**PENNINGTON BOROUGH PLANNING BOARD
RESOLUTION
2020 ANNUAL REPORT**

WHEREAS, *N.J.S.A.* 40:55D-70.1 requires that the Pennington Borough Planning Board in its capacity as serving also as the Pennington Borough Zoning Board of Adjustment (“Board”) review annually its activities and report to the Mayor and Council of the Borough of Pennington concerning the applications considered, decided, or pending before the Board; and

WHEREAS, the Board wishes to discharge this responsibility and complete and file its Annual Report for 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Pennington Borough Planning Board as follows:

1. The Board’s 2020 report to the Mayor and Council of the Borough of Pennington is attached to this Resolution as Exhibit A.
2. As a result of the Board’s activities during 2020, the Board makes no recommendations to the governing body for land use amendments that should be addressed in 2021.

CERTIFICATION

The undersigned, Secretary to the Pennington Borough Planning Board does hereby certify that the above Resolution concerning the Board’s 2020 Annual Report was considered and adopted by the Board at its reorganization meeting on January 13, 2021.

Mary Mistretta, Board Secretary

EXHIBIT A

To: Borough Council

From: Planning Board/Zoning Board of Adjustment

Re: Annual report of activity

The activity of the Board was constrained during 2020. There were no additional applications after the Covid 19 emergency was declared.

Activity of the Board included transfer of \$2,500 to the Environmental Commission to fund completion of an Environmental Resource Inventory which will become part of the Master Plan.

A list of Board actions for s2020, 2019, and 2018 is attached.

PENNINGTON PLANNING/ZONING BOARD
ANNUAL REPORT

2018

Cugino's Pennington, LLC, d/b/a Cugino's Italian Market (Old Mill Square),
147 West Delaware Avenue, Block 206, Lot 13, Business-Highway Zoning District.
Amended previous approval to expand a portion of the building: amended
Preliminary/Final Site Plan with request for **variance**: 90% lot coverage where 60% is
permitted: Approved

Robert Robson, 110 Crawley Avenue, Block 504, Lot 3, R-80 Zone.
Variance to construct an addition of existing single-family house. **Use variance** for floor
area ratio, 0.304, permitted 0.265: Approved

The Pennington School, 112 West Delaware Avenue, Block 502, Lot 4, E-1 Zone.
Two temporary modular office trailers, impervious coverage would be temporarily
increased, but would be de minimus and temporary: Approved; ball stopper flash netting,
variances required for front yard setback for 24.6 ft., where 50 ft. is required, accessory
structures are only permitted in rear yards and the area along Burd Street is considered a
front yard: Denied.

Agrain, LLC, 278 North Main Street, Block 103, Lot 8, M-1 Zone.
Preliminary/Final Major Site plan, Variance and Waiver for wood-fired pizza restaurant.
Variance for air conditioning unit 5 ft. from the right-of-way, where there is a 20 ft.
minimum for front yard: Approved (**Applicant is not going forward with project.**)

The Pennington School, Block 502, Lot 4, 112 West Delaware Avenue, E-1 Zone.
Application No. 18-003. Waiver approved.

Umberto Nini, 30 West Delaware Avenue, Block 503, Lot 8, Town Center Buffer Zone.
Minor Subdivision and Variance Application. Subdivision for three lots, the two
additional lots to construct two single-family houses. Bulk **variance** requested for 2.4 ft.
side yard variance from required minimum of 5 ft. to meet concerns of the Board
regarding the driveway: Approved

2019

Blackwell Memorial Home, Elizabeth B. Davis, 21 & 27 N. Main Street, Block 301, Lots 6 & 7, Town Center & O-R Districts. Conceptual Review.

Umberto Nini, 30 West Delaware Avenue, Block 503, Lot 8, Town Center Buffer Zone, Minor Subdivision.

Flagler Investment Holdings, LLC, (Mercer Mutual Building), 10 Route 31 North, Block 201, Lot 5, O-B Zone, Conceptual Review for change of use.

Mark Neary, 8 East Welling Avenue, Block 1002, Lot 18, R-80 Zone, **Variiances** for garage: 9 ft. from the principal structure where 10 ft. is required and side yard for 2.3 ft. where 5 ft. is required: Approved

Goodwill Industries of Southern New Jersey and Philadelphia.
Block 206, Lot 3, Pennington Square Shopping Center.
15 State Highway 31, Business Highway Zone.
Appeal to Zoning Officer's Decision to not approve use – Board upheld.
Use Variance – Approved.

Jonathan Bichsel, 9 & 11 East Curlis Avenue, Block 801, Lot 21, R-80 Zone, Appeal to Zoning Officer's Decision & **Use Variance** if needed.

John & Gabriel Shamsey, 107 King George Road, Block 302, Lot 5, R-80 Zone.
Variiances for garage: requested 780 sq. ft., where footprint cannot exceed 750 sq. ft.; height of 24 ft., 6 inches where height cannot exceed 20 ft.: Approved

Greg Fontaine for William & Dorothy Borresen, 7 Ingleside Avenue, Block 906, Lot 22, R-80 Zone. **Variiances** for garage: side yard setback of 2.8 ft. where 5 ft. is required; rear setback of 1.6 ft. where 5 ft. is required: Approved

2020

Jonathan Bichsel, 9 & 11 East Curlis Avenue, continued from 2019: Zoning Officer's Decision Upheld, **Use Variance** granted.

Borough of Pennington, Minor Subdivision, Toll Gate School, Hopewell Valley Regional School District, 275 S. Main Street, Block 1003, Lot 15, Minor subdivision for arboretum: Approved

**PENNINGTON BOROUGH
PLANNING/ZONING BOARD MINUTES – NOT YET APPROVED
REGULAR MEETING – OCTOBER 14, 2020**

Mr. Reilly called the meeting to order at 7:30 p.m. and announced compliance with the provisions of the Open Public Meetings Act. The meeting was a webinar Zoom meeting and access to the meeting was on the Pennington Borough web site along with the agenda and attachments.

Roll Call: Nicholas Angarone, Vice Chairman, Mark Blackwell, Deborah Gnat, Eileen Heinzl, Seung Kwak, Alt. 1, Cara Laitusis, Mayor Joseph Lawver, Katherine L. O'Neill, Douglas Schotland, James Reilly, Chairman.

Also Present: Edwin W. Schmierer, Mason, Griffin & Pierson, Planning Board Attorney; James Kyle, KMA Associates, Borough Planner; Mary W. Mistretta, Secretary.

Absent: John Flemming, Zoning Officer.

OATH OF OFFICE – Mayor Joseph Lawver was given the oath of office for the period – January 1, 2020 – December 31, 2020 for Class I position.

RESOLUTION CONCERNING REMOTE PUBLIC MEETINGS OF THE PENNINGTON PLANNING BOARD

Mr. Schmierer explained that in March 2020 the N.J. Department of Community Affairs, Division of Local Government issued guidelines for conducting remote Land Use Board Meetings during the Covid-19 crisis. The Division of Local Government Services is now in the process of codifying those guidelines and incorporating them into the N.J. Administrative Code. The State has directed that the remote public meeting guidelines be formally adopted by Land Use Boards to be in compliance with State guidelines. Mr. Blackwell made a motion to adopt the remote public meeting procedures, seconded by Ms. O'Neill and the Board agreed unanimously by voice vote.

OPEN TIME FOR PUBLIC ADDRESS – There was no one from the public on the webinar at this time.

ERI – ENVIRONMENTAL RESOURCE INVENTORY

Mr. Angarone, who is also a member of the Environmental Commission, explained that the Commission has been working on developing the narrative for the ERI (Environmental Resource Inventory) and it was recommended that they get assistance from Mr. Kyle, the Borough Planner, for mapping and data. Mr. Kyle stated that the mapping would be extremely helpful to the Board and the document would be adopted as part of the Master Plan. Ms. Heinzl stated that she had reached out to Mr. Reilly to see if it would be possible to use part of the Planning budget for Mr. Kyle's services. She stated that the Commission has been working with an intern, Hailey Grillo, who has been looking at ERI's from other municipalities, but most of them are for much larger municipalities and the Commission members felt that it would be more helpful if the document was more Borough specific. Mr. Kyle submitted a proposal in the amount of \$2,500.00 for mapping and data that would also include things like soil calculations and wetlands. Mr. Kyle stated that the ERI is not a Municipal Law requirement, but it is recommended by ANJEC.

The Board agreed that using Planning funds for Mr. Kyle's assistance with the ERI was appropriate since the document will eventually be part of the Master Plan. Mr. Angarone made a motion, seconded by Mr. Blackwell to use \$2,500.00 from the Planning budget to enable Mr. Kyle to assist with work on the Environmental Resource Inventory. Voting yes: Angarone, Blackwell, Gnat, Heinzl, Lawver, O'Neill, Schotland, Laitusis, Reilly. Not voting: Kwak, Alt. I.

VACANT LAND ANALYSIS

James Kyle, Borough Planner, reviewed the Vacant Land Analysis and RDP Calculations that had previously been distributed to the Board. He explained that the analysis is a tool that is used when a municipality does not have sufficient vacant land to address their affordable housing requirements. They identified and analyzed all vacant Class 1 land and vacant land owned by the Borough to see if they were developable and could be used to meet affordable needs. Mr. Kyle stated that the “realistic development potential” for the Borough is five (5) units per acre. Many of the properties identified on the list are too small, have easements, detention basins or on the fringe of the Borough and are associated with larger lots in Hopewell Township. There are very few parcels of vacant land in the Borough and only three properties that have development potential based on the RDP. Two are on West Delaware Avenue, the old landfill, and a lot adjacent to the rear of the landfill, Block 206, Lot 4 on Broemel Place next to the Pennington Pizza area. Block 206, Lot 4 is approximately 6/10's of an acre and would just meet the RDP standards and would generate 1 RDP. The landfill is approximately 7.5 acres and would generate 75 units of which 15 would be affordable. The only other property that would generate RDP's is located on East Delaware Avenue, Block 403 Lot 33 which would provide 11 units and generate 2 RDP's. At the end of the summary a total of 18 RDP units were identified. Mr. Kyle stated that if we went to Fair Share Housing Center seeking a declaratory judgement we could not address the obligation the Borough would be given and we would have to seek a vacant land adjustment and provide some other zoning options to address our unmet need which would be around 166 units. Fair Share Housing would probably require overlay zoning to address some portion of the unmet need. We have 16 affordable units at Heritage at Pennington and 8 units at Pennington Point that can be applied towards the obligation. No RDP number has been assigned to the landfill since we still do not know if it is developable. Ms. Heinzl stated that Excel Engineering was fairly close to finishing their investigating of the landfill, but additional sampling is still needed. Mr. Reilly had questions regarding the overlay zoning and Mr. Kyle stated that they would be inclusionary overlays that would go over office buildings. The only other properties that could be looked at are owned by The Pennington School and the Senior Center. Mayor Lawver asked if the Board of Education building was considered and would it be a builders' remedy risk. Mr. Kyle stated that it was not looked at since it is owned by the School Board which is a public entity other than the Borough and we are not required to include it in the vacant land. There is quite a bit of land on that property and if they were to sell the property it would be at risk for a builder's remedy. Ms. Laitusis asked about the lot next to it. Mayor Lawver stated that it is owned by the Borough and is landlocked. Mayor Lawver also asked what percentage of the unmet need would be covered by overlay zoning. Mr. Kyle responded that Fair Share would probably want us to create some on Route 31, but our options are limited and they would probably provide only 25 or 30 units of our unmet need.

Ms. O'Neill asked Mr. Kyle if he could clarify overlay zoning. Mr. Kyle explained that an overlay means we are going to provide another development option for that property and it would be an overlay to the present zoning. The present zoning stays in place and an affordable housing zone of some type is placed over it. It provides two options for the property and if someone wanted to provide an affordable option they could do it. Ms. Heinzl asked what if a property is zoned with an affordable overlay and the Borough does not put affordable housing on the lot. Mr. Kyle responded that it is the Borough's obligation to create the opportunity to provide affordable zoning, but not to ensure that it is built. Mr. Angarone questioned the calculations used and Mr. Kyle responded that he calculated 10 units per acre. Mr. Angarone had questions regarding the unmet need numbers and Mr. Kyle pointed out a table shown in his proposal dated April 5, 2019 that showed the Borough's prior unmet obligation was 52 which covered the period from 1987-1999 and that is a set number. He explained the methodology used by Fair Share and Judge Jacobsen relating to the decision regarding West Windsor and Princeton.

Based on Judge Jacobsen's methodology, the number which included 52 - prior round, 70 - rehab obligation, gap need (1999-2015) - 72, Third Round (2015-2025) – 62 which totaled 186 units. Mr. Kyle felt this number was higher than what FSHC calculated, since they offered to discount the period covering 1999-2025 by 30% which would reduce the Borough's obligation to 181. Mr. Kyle stated that we would have to have discussions with FSHC to see what they would like us to do. Mr. Angarone asked if the Senior Center was moved would it need an overlay to consider it for affordable units. Mr. Kyle stated that it is not vacant land, but it could be considered for an affordable overlay even if the center stays there. He suggested trying to get a provider to construct two dwelling units or a group home. Ms. Laitusis asked about the smaller lots that were owned by LLC's and Mr. Kyle responded that most of these lots are small and part of lots in the Township. Ms. O'Neill pointed out land owned by the Pennington School on both sides of Green Street. She noted that they had a lot on N. Main Street that went back to vacant land that she thought would be feasible for affordable dwellings. Mr. Blackwell pointed out that there is a ditch that runs down toward the brook and there is a steep incline.

Mr. Schmierer commended the Board for starting to look into addressing its affordable obligation. He stated that most of the larger municipalities have been settled at court and their plans are starting to be implemented. He stated that Fair Share will now start looking at the smaller municipalities. He felt that the Board should continue to identify properties and once the landfill study is done they will be in a good position and could do an overlay and be ahead of the curve and moving in the right direction. At this point, no action needs to be taken.

Ms. Heinzl informed the Board that M.J. Sweetman was attending the meeting. Mr. Reilly asked Mr. Sweetman if he wished to comment or had any questions for the Board. Mr. Sweetman stated that he lived at 1 East Welling and was wondering if the open space would have a potential impact on his neighborhood and he was interested in the proceedings.. Mr. Kyle stated that it would not have an impact on his neighborhood as most of the properties bordered Hopewell Township or were by the stream.

MINUTES – Ms. Gnatt made a motion to approve the March 11, 2020 minutes, seconded by Ms. Laitusis and the minutes were approved by voice vote. Mr. Reilly mentioned that the Application Review Committee has been interrupted by the pandemic, but they will be having a meeting to review the annual report to see if they have any recommendations.

Mr. Angarone made a motion, seconded by Ms. Laitusis to adjourn the meeting and the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Mary W. Mistretta
Planning Board Secretary