

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
JANUARY 14, 2026 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on January 14, 2026 at 7:30 p.m. via Zoom.

CALL TO ORDER

Edwin Schmierer, Planning Board Attorney, 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; Nazli Rex, Jennifer Tracy

PENNINGTON BOROUGH PROFESSIONALS IN ATTENDANCE:

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

REORG AGENDA ITEMS

Planning Board Oath of Allegiance to Appointed/Reappointed Board Members

The Oath of Allegiance was administered by Mr. Schmierer to Mr. Blackwell, Class IV term 01/01/2026 – 12/31/2029, Ms. Rex, Class IV term 01/01/2026 – 12/31/2029, Mayor Davy, Class I term 01/01/2026 – 12/31/2026, Ms. Kassler-Taub, Class III term 01/01/2026 – 12/31/2026 and Mr. Caminiti, Class II term 01/01/2026 – 12/31/2026.

Nomination and Appointment of Chairperson

Mr. Blackwell nominated Jim Reilly for Chairperson for 2026 with Mr. Caminiti offering a second. With no other nominations Mr. Schmierer closed the floor for chair nominations. By unanimous vote Jim Reilly was appointed Chairperson for 2026 of the Planning Board.

Nomination and Appointment of Vice-Chairperson

Mr. Caminiti nominated Andy Jackson for Vice-Chairperson for 2026 with Ms. O’Neill offering a second. With no other nominations Mr. Reilly closed the floor for vice-chair nominations. By unanimous vote Andy Jackson was appointed Vice-Chairperson for 2026 by the Planning Board.

Resolution – Appointment of Planning Board Attorney

With a motion to appoint Edwin Schmierer from Mason, Griffin & Pierson, PC the 2026 Planning Board Attorney from Mr. Blackwell and Mr. Caminiti offering a second, by unanimous vote Mr. Schmierer was appointed the Planning Board Attorney for 2026.

Resolution – Appointment of Planning Board Planner

With a motion to appoint Jim Kyle, Kyle McManus Associates, the 2026 Planning Board Planner from Mr. Blackwell and Mr. Caminiti offering a second, by unanimous vote Mr. Kyle was appointed the Planning Board Planner for 2026.

Resolution – Appointment of Planning Board Engineer

With a motion to appoint Pennoni in an acting capacity in January 2026 and thereafter as needed to permit the permanent appointment process to be completed from Mr. Blackwell and Mr. Caminiti offering a second, the motion was adopted by unanimous vote.

Resolution - Appointment of Board Secretary to the Planning Board

With a motion to appoint Robin Tillou the 2026 Secretary to the Board from Mr. Blackwell and Mr. Caminiti offering a second, by unanimous vote Ms. Tillou was appointed the Planning Board secretary for 2026.

Resolution – Adopting Schedule of the Planning Board Meeting Dates for 2026

With a motion from Mr. Blackwell and Mr. Caminiti offering a second by unanimous vote the dates of January 14, February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9, October 14, November 12, and December 9, 2026 were approved.

With a motion from Mr. Blackwell and Mr. Caminiti offering a second by unanimous vote the window of submission dates for applications to be submitted of December 1, 2025 – December 15, 2025 for January 14th meeting, December 29, 2025 – January 12, 2026 for February 11th meeting, January 26 – February 9 for March 11th meeting, February 23 – March 9 for April 8th meeting, March 30 – April 13 for May 13th meeting, April 27 – May 11 for June 10th meeting, May 26 – June 8 for July 8th meeting, June 29 – July 13 for August 12th meeting, July 27 – August 10 for September 9th meeting, August 24 – September 14 for October 14th meeting, September 28 – October 13 for November 12th meeting, October 26 – November 9 for December 9th meeting was approved.

Planning/Zoning Board Bylaws

With a motion from Mr. Blackwell and Mr. Caminiti offering a second by unanimous vote the Planning/Zoning Board Bylaws were approved.

PB/Zoning Board of Adjustment Annual Report

With a motion from Mr. Blackwell and Mr. Caminiti offering a second by unanimous vote the Annual Report was approved.

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.

AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

Mr. Schmierer swore in Jim Kyle, Borough Planner.

Jim Kyle, Board Planner, presented the Housing Element and Fair Share Plan dated January 2, 2026. The amended Housing Plan element can be found on the Pennington Borough website: <https://www.penningtonboro.org/1412/Pennington-Borough-Amendment-to-Housing->

Mr. Kyle explained that an extension of time request may be made for the affordable housing ordinance that has to be adopted by March 15, 2026 or the Borough may use a model ordinance that will be introduced and adopted at the Council meetings.

Mayor Davy asked what other ordinances are needed.

Mr. Kyle replied the development fee ordinance and the affirmative marketing plan (which is a resolution.)

Chair Reilly opened the meeting to the public for this agenda item.

With no public comment Chair Reilly closed the public forum for this agenda item.

MOTIONED TO ADOPT THE AMENDED HOUSING ELEMENT AND FAIR SHARE

PLAN: Mr. Jackson

SECONDED: Mr. Caminiti

ROLL CALL:

AYES: Mr. Caminiti, Mr. Davy, Mr. Jackson, Ms. O'Neill, Ms. Tracy, Ms. Rex, and Mr. Reilly

NAYS: None.

ABSTAIN: Mr. Blackwell and Ms. Kassler-Taub.

MOTION PASSED

MASTER PLAN COMMITTEE UPDATE

Vice-Chair Jackson explained the changes to the proposed conditional re-adoption of the four (4) elements: Utility Services Plan, Open Space and Recreation Plan, Community Facilities and Services Plan, and Relation to Other Plans Elements. A memo was sent to the Board and is posted in the packet online at the Pennington Borough website containing the updates.

MOTIONED TO CONDITIONALLY RE-ADOPT THE UTILITY SERVICES PLAN, OPEN SPACE AND RECREATION PLAN, COMMUNITY FACILITIES AND SERVICES PLAN, AND RELATION TO OTHER PLANS ELEMENTS: 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, Ms. Rex, and Mr. Reilly

NAYS: None.
ABSTAIN: None.
MOTION PASSED

Climate Change and Vulnerability Assessment Plan Element

Mr. Jackson wanted to thank Nick Angarone whose plan it was and who was one of the reviewers, the Environmental Commission and Yasmine Zein (former EC member) who put together the first draft and was involved in the green buildings, conservation element and the state recipe. Kati Angarone also helped in putting everything together. And Rick Smith, Doug Pinelli and GP Caminiti also helped with questions Mr. Jackson had.

Mr. Jackson went over the Climate Change and Vulnerability Assessment Plan that can be found on the Pennington Borough website:

<https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>

MOTIONED TO CONDITIONALLY ADOPT THE CLIMATE CHANGE AND VULNERABILITY ASSESSMENT 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, Ms. Rex, and Mr. Reilly

NAYS: None.

ABSTAIN: None.

MOTION PASSED

OLD BUSINESS

Master Plan Committee Master Plan Survey Results

The Master Plan Committee Survey Results are posted on the Pennington Borough website on the Planning Board webpage:

<https://www.penningtonboro.org/DocumentCenter/View/1746/Master-Plan-Committee-Survey-Results>

Ms. Kassler-Taub went over the survey results stating that 550 responses were recorded from Pennington Borough and Hopewell Township residents / business owners. Ms. Kassler-Taub went over what the residents valued the most in town and their housing input.

Mr. Jackson acknowledged the hard work Ms. Kassler-Taub put into the survey.

Mr. Jackson also wanted to acknowledge Nadine Stern, former PB member, Master Plan Committee member and Council President. Ms. Stern has been an immense help with the Master Plan over the last year.

MINUTES

November 12, 2025

Upon a motion from Mr. Blackwell and Ms. Rex offering a second, the November 12, 2025 minutes were unanimously approved with amendments by those eligible to vote. Ms. Tracy abstained due to absence from the November 12, 2025 meeting.

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 9:00 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 January 14, 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 February 12, 2026.

Robin Tillou
Robin Tillou, Land Use Administrator