

**PENNINGTON BOROUGH
PLANNING BOARD MINUTES
REGULAR MEETING
FEBRUARY 11, 2026 7:30 PM**

TIME AND PLACE OF MEETING

The Meeting of the Pennington Borough Planning Board was held on February 11, 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.

OATH OF OFFICE

Mr. Schmierer swore in new members that were appointed by the Mayor at the February 2, 2026 Borough Council meeting for the vacant alternate positions.

Mr. Schmierer administered the oath of office to Fred Jacobs, Alt. I and Sarah Calabi, Alt. II.

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT:

Mark Blackwell

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.

APPLICATION

**#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 EXTENSION: Ms. O'Neill

SECONDED: Mr. Jackson

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

MOTION PASSED

CONSISTENCY REVIEW

Ordinance 2026-4 - West Franklin 1 Zoning Ordinance

Ordinance 2026-5 - West Franklin 2 - Zoning Ordinance

Ordinance 2026-6 - Levin Limousine 3 - Zoning Ordinance

Ordinance 2026-7 - 37 41 43 S. Main - AH4 - Zoning Ordinance

Ordinance 2026-8 - 12 N Main - AH5 - Zoning ordinance

Ordinance 2026-9 - HW MU - Chapter 215 Ordinance

Ordinance 2026-10 - MU - Chapter 215 Ordinance

Ordinance 2026-11 - Mandatory Set Aside ordinance

Ordinance 2026-12 - Affordable Housing Ordinance

Ordinance 2026-13 - Amending Fee Ordinance Affordable Housing

Ordinance 2026-14 - Adopting Revised Zoning Map

Ordinance 2026-15 - New Schedule of Area Yard and Building

Mr. Kyle summarized the above said ordinances being reviewed for inconsistencies with the Master Plan.

Mr. Kyle and Mr. Schmierer advised the Board that they found no inconsistencies with the Master Plan.

Chair Reilly opened the meeting for this agenda item. With no public comments Chair Reilly closed the public forum for this agenda item.

MOTIONED TO FIND NO INCONSISTENCIES WITH THE MASTER PLAN FOR

ORDINANCES 2026-4 THROUGH 2026-15: Mr. Jackson

SECONDED: Mr. Caminiti

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

MOTION PASSED

OLD BUSINESS

The Pennoni Engineering firm has submitted the required items, including the rate schedule, to file a Professional Services Agreement with the Planning Board for their services as approved at the Planning Board's January 14, 2026 reorg meeting.

The Professional Services Agreement for Pennoni was distributed to the Board for their review.

MINUTES

December 17, 2025 Joint Special Meeting of the Planning Board and Borough Council

Upon a motion from Mr. Caminiti and Ms. Kassler-Taub offering a second, the December 17, 2025 minutes were unanimously approved with amendments by those eligible to vote.

January 14, 2026

Upon a motion from Ms. O'Neill and Mr. Caminiti offering a second, the January 14, 2026 minutes were unanimously approved with amendments by those eligible to vote.

ADJOURNMENT OF MEETING

There being no further business, Ms. Kassler-Taub made a motion to adjourn the meeting with Mr. Davy offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 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 February 11, 2026, consisting of three (3) 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 March 12, 2026.

Robin Tillou
Robin Tillou, Land Use Administrator