

**PENNINGTON BOROUGH
REORGANIZATION & REGULAR PLANNING BOARD MEETING MINUTES
JANUARY 12, 2011**

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

Board Members Present: Jeanne Donlon, Eileen Heinzl, Joshua M. Levy, William B. Meytrott, Thomas Ogren, Mayor's Designee, Katherine O'Neill, James Reilly, Winn Thompson. Absent: Mark Blackwell, Anthony Persichilli, Mayor.
Alternates 1 & 2 vacant.

Also Present: Kevin Van Hise, Board Attorney, Mason, Griffin & Pierson; Mary W. Mistretta, Planning Board Secretary. Absent: Cindy Coppola, Coppola & Coppola Associates, Borough Planner, John Flemming, Zoning Officer.

OATH OF OFFICE – Taking the Oath of Office were:

Katherine O'Neill, Class IV,	01/01/2011 - 12/31/2014
James Reilly, Class IV	01/01/2011 - 12/31/2014
Josh Levy, Class IV	01/01/2011 - 12/31/2013, Environmental Comm. Rep.
Thomas Ogren, Class I	01/01/2011 - 12/31/2011, Mayor's Designee
William B. Meytrott, Class II	01/01/2011 - 12/31/2011
Eileen Heinzl, Class III	01/01/2011 - 12/31/2011, Council Representative

Ms. Donlon made a motion, seconded by Ms. O'Neill to nominate Winn Thompson Chairman and the Board unanimously agreed. Mr. Thompson made a motion, seconded by Mr. Meytrott to nominate Jeanne Donlon Vice Chairman and the Board unanimously agreed.

Mr. Thompson announced that the Board would need to go into Executive Session to discuss personnel matters. Ms. Donlon made a motion seconded by Mr. Meytrott to go into Executive Session. Mr. Meytrott made a motion, seconded by Ms. Donlon to adjourn the Executive Session and go back into the reorganization/regular meeting at 8:20 p.m.

The Reorganization and Regular meeting reconvened at 8:20 p.m. Ms. Donlon made a motion, seconded by Ms. O'Neill to appoint the following professional positions and the Board unanimously agreed:

Edwin W. Schmierer and Kevin A. Van Hise of Mason, Griffin Pierson were appointed Planning Board Attorneys.
Cindy Coppola of Coppola & Coppola Associates was appointed interim Planning Board Planner.
Carmela Roberts of Roberts Engineering Group, LLC was appointed the Planning Board Engineer.

Mr. Thompson made a motion, seconded by Mr. Levy to reappoint the members of the Application Review Committee and the Board unanimously agreed. Reappointed were: Jeanne Donlon, Kate O'Neill, James Reilly.

Ms. Donlon made a motion, seconded by Mr. Reilly and the Board unanimously agreed to reappoint Mary Mistretta as Planning Board Secretary.

Ms. Donlon made a motion, seconded by Ms. Heinzl and the Board unanimously agreed to the following:

Meetings are held the second Wednesday of the month in the Municipal Building at 7:30 p.m. unless otherwise noticed: February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9, December 14 and January 11, 2012.

The Hopewell Valley News was designated the official weekly publication and The Times of Trenton was designated as the official daily newspaper 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 it is a timing issue.

OPEN TIME FOR PUBLIC ADDRESS – Mr. Thompson asked if there was anything that the public would like to address that was not on the agenda. There being no comments, the public portion of the meeting was closed.

MEMORIALIZATION OF RESOLUTIONS

Robert & Geri Stover, Block 301, Lot 10, 41 North Main Street, R-80 Zone, received bulk variances for accessory buildings and lot coverage. Ms. Donlon made a motion, seconded by Ms. Heinzl to adopt the resolution. Voting yes: Donlon, Heinzl, Meytrott, Ogren, Reilly, Thompson, Levy. Absent: Blackwell, Persichilli. Not voting: O'Neill.

St. Matthew's Memorial Garden, Block 704, Lot 8, 300 South Main Street – received an extension of time for preliminary and final site plan, bulk and use variance approvals for one year. Ms. Donlon made a motion seconded by Mr. Reilly to approve the resolution. Voting yes: Donlon, Heinzl, Meytrott, Reilly, Levy. Abstain: Ogren; Absent: Blackwell, Persichilli. Not voting: O'Neill, Thompson.

WORK SESSION, CORRESPONDENCE AND OTHER BUSINESS

Hopewell Township Youth Advisory Board, Hopewell Valley Youth Activity Center, memo from Kim Bruno regarding change of location, dated January 5, 2011.

There was discussion regarding the proposed location, 62 S. Main Street, which is in the R-80 Zone. The building was originally the parsonage and then the Boy Scout Headquarters. The church then used it for awhile until the Cambridge School received variance approval for use of the building. The YMCA moved into the building when Cambridge moved to Straube Center. The Board discussed the Cambridge School variance approval and the fact that it only went to the 8th grade and did not have high school age students. The Board was not sure if the use of the Youth Activity Center would be similar to the previous uses. They agreed that they needed the Zoning Officer's decision that this is a permitted use or if he feels that a variance would be necessary. Mr. Thompson stated that he would be in touch with Mr. Flemming, the Zoning Officer.

The Pennington School

A letter was received from J. Graeme McWhirter, dated December 16, 2010, requesting permission to use the lights on the turf field for a charity event "Relay for Life" to be held April 29, 2011 through April 30, 2011. Mr. McWhirter explained in his letter that the sponsors

of the event are the American Cancer Society, Pennington Market, The Pennington School and the Hopewell Valley Regional School District. The Board agreed that the School may keep the turf field lights on for one night given the special nature of the event. Mr. Meytrott stated that he is not aware of any complaints regarding the lights.

The Board received a memo from Cindy Coppola, Planner, dated December 16, 2010 regarding the Pennington School's compliance with the condition of approval relating to the turf field lights. Ms. Coppola recommended that the number and placement of trees along Burd Street should be determined in the Spring. The Board agreed with Ms. Coppola's recommendation.

Zoning Ordinance Amendments

Mr. Reilly pointed out that there was an error on page 5. The proposed maximum FAR for the R-100 should remain 0.25.

Mr. Ogren questioned if "overhang" should be included in the definition on page 1, the last sentence. Ms. Donlon volunteered to check to see if there is a better architectural term. Unless there is a more appropriate term, the phrase will read: This section shall not apply to unenclosed stoops and roofs over unenclosed stoops in the front yard setback. Neither the roof over the stoop nor the stoop shall exceed twenty-five (25) square feet.

Mr. Thompson questioned the use of "the natural" grade on page 2, B. (2). The committee will look into a better definition. Mr. Reilly noted that Mr. Flemming had suggested that three feet for a basement from grade to finished surface was high for the front of a house. There was discussion regarding this and it was agreed that the committee will look into this further and perhaps get guidance from an architect.

Mr. Thompson referred to pg. 3, 2. E. and suggested that "occupation" in the definition could be confusing and it was agreed to eliminate "occupation." Mr. Van Hise suggested that the Board might want to consider changing bathrooms to half baths to help eliminate the area from turning into living quarters. The Board agreed to change "bathrooms" to "half baths."

The Board agreed that "Educational Uses" should be added to the O-B Office Business Zone's permitted uses without defining it any further.

There was discussion regarding the definitions of basement and cellar and if the term cellar should be eliminated. The Application Review Committee will discuss this further. Ms. Donlon suggested that it might be useful to invite an architect to one of the committee meetings to discuss the various definitions that are being questioned. Ms. Donlon volunteered to impose on someone she knows who may be willing to attend.

MINUTES – Ms. Donlon made a motion, seconded by Mr. Levy to approve the November 10, 2010 minutes with corrections.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Mary W. Mistretta
Planning Board Secretary