

**PENNINGTON BOROUGH  
PLANNING BOARD MEETING MINUTES  
AUGUST 13, 2014**

Vice Chairman Reilly 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: Keelan Evanini, Deborah Gnatt, Eileen Heinzl, William B. Meytrott, Katherine O'Neill, James Reilly, Vice Chairman, Thomas Ogren, Alternate, Nadine Stern, Alternate.

Absent: Mark Blackwell, Joshua Levy, Winn Thompson, Chairman.

Absent: Cindy Coppola, Coppola & Coppola Associates, Borough Planner; Edwin W. Schmierer, Mason, Griffin & Pierson, Board Attorney; John Flemming, Zoning Officer; Carmela Roberts, Roberts Engineering Group, LLC, Borough Engineer.

Present: Mary W. Mistretta, Secretary.

**OPEN TIME FOR PUBLIC ADDRESS** – Mr. Reilly asked if there was anyone in the public who had comments or questions regarding items not on the agenda.

John and Lynn Rankin of 4 Mallard Drive stated that they had a problem and needed some guidance. They explained that there is a greenhouse in the rear of 27 Abey Drive that has a large exhaust fan that blows towards their property and they cannot make use of their yard because the sound is deafening. The greenhouse received a zoning permit from the zoning officer and did not need Board approval. The Rankins mentioned the noise problem at the time Steven Kohke of 27 Abey was at the Board to expand his garage and the Board suggested that the Mr. Kohke add Arborvitae to help buffer the noise. This has been done and the velocity has been lowered, but they still hear the noise. Mr. Kohke has now moved and the house is up for sale and the Rankins asked the Board if something could be done to eliminate the situation. Mr. Meytrott suggested the noise ordinance, but it would be hard to measure the decibels of the noise. Mr. Rankin stated that his wife has done research and found that greenhouses are addressed in the N.J. Real Property Appraisal Manual and it states that greenhouses should only be approved at a public hearing. Ms. Heinzl suggested that they send her a copy of this reference and she would look into it and speak with the Zoning Officer to see if there is anything further that can be done.

**ORDINANCE REFERRED BY COUNCIL**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 215, ZONING, OF THE CODE OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF NEW JERSEY AND SPECIFICALLY SECTION 215-63 REGARDING "ESTABLISHMENT OF ZONES", SECTION 215-64 REGARDING A NEW "ZONING MAP", AND SECTION 215-78.1 REGARDING THE "MU-3 MIXED USE ZONE"**

The Board reviewed the ordinance and found it to be consistent with the Master Plan and voted to send it back to Council with their recommendation for adoption. Ms. Gnatt made a motion, seconded by Ms. O'Neill: Voting yes: Evanini, Gnatt, Heinzl, O'Neill, Stern, Ogren, Reilly. Absent: Blackwell, Levy, Thompson. Not voting: Meytrott.

**MEMORIALIZATION OF RESOLUTIONS**

**THE PENNINGTON SCHOOL**, Humanities Building, Block 502, Lot 4, 112 W. Delaware Avenue, Application P13-006. Amended Site Plan.

Ms. Gnatt made a motion to adopt the resolution, seconded by Ms. O'Neill. Voting yes: Gnatt, Heinzl, Meytrott, O'Neill, Reilly. Not voting: Evanini, Stern, Ogren; Absent: Blackwell, Levy, Thompson.

**BROGANN SANDERSON**, Block 702, Lot 15, 102 Laning Avenue, R-80 Zone, Application No. P14-001. Variances for addition.

Ms. Heinzl made a motion, seconded by Mr. Meytrott to adopt the resolution. Voting yes: Gnatt, Heinzl, Meytrott, O'Neill, Reilly. Not voting: Evanini, Stern, Ogren; Absent: Blackwell, Levy, Thompson.

**MINUTES**

Ms. Gnatt made a motion, seconded by Ms. Heinzl to approve the July 9, 2014 minutes with corrections and the minutes were approved by voice vote.

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

---

Mary W. Mistretta  
Planning Board Secretary