



## **COUNCIL WORK SESSION - FEBRUARY 23, 2026**

### **AGENDA**

**Monday, February 23, 2026 at 7:00 PM**

**Online via Zoom**

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#### **I. Call to Order**

#### **II. Roll Call - Borough Clerk - Betty Sterling**

Angarone; Chandler; Kassler-Taub; Rubenstein; Stern; Valenza; Mayor Davy

#### **III. Open Public Meetings Statement**

Notice of this meeting has been given to the Hopewell Valley News, Trenton Times, and Trentonian and was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

#### **IV. Open to the Public/ Public Comment**

The Meeting is now open to the public for comment. In an effort to provide everyone interested an opportunity to address his or her comments to the Governing Body, a public comment time limit has been instituted for each speaker. Please raise your hand and when the Borough Clerk acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.

#### **V. Work Session Discussion Items:**

1. Requirements for Sidewalk Repair Ordinance - GP
2. Award of Contract - Abey Drive, Mallard Place, Queens Lane
3. Award of Contract - Lead Service Lines
4. Appoint Borough Engineer
5. PILOT Project Statement - (Nadine)

#### **Work Session Presentations:**

1. Budget Introduction
2. Ordinance 2026-Cap Ordinance (Introduction)

3. Ordinance 2026-17 - Salary Ordinance (Introduction)

**VI. Review of Tentative Council Regular Agenda**

1. Ordinance 2026-4 - An Ordinance Amending Chapter 215 "Zoning", Article VII "Zone Regulations" to Include New Section 215-78.3 Entitled "AH-1 Affordable Housing Zone"
2. Ordinance 2026-5 - An Ordinance Amending Chapter 215 "Zoning", Article VII "Zone Regulations" to Include New Section 215-78.4 Entitled "AH-2 Affordable Housing Zone"
3. Ordinance 2026-6 - An Ordinance Amending Chapter 215 "Zoning", Article VII "Zone Regulations" to Include New Section 215-78.5 Entitled "AH-3 Affordable Housing Zone"
4. Ordinance 2026-7 - An Ordinance Amending Chapter 215 "Zoning", Article VII "Zone Regulations" to Include New Section 215-78.6 Entitled "AH-4 Affordable Housing Zone"
5. Ordinance 2026-8 - An Ordinance Amending Chapter 215 "Zoning", Article VII "Zone Regulations" to Include New Section 215-78.7 Entitled "AH-5 Affordable Housing Zone"
6. Ordinance 2026-9 - An Ordinance Amending Chapter 215, Article VII of the Borough Code, Entitled "Zone Regulations," by Replacing in its Entirety the Text of Section 215-78.2 "HMU Highway Mixed Use Zone"
7. Ordinance 2026-10 - An Ordinance Amending Borough Code, Chapter 215 "Zoning," Article VII "Zone Regulations" by Repealing and Replacing the Existing Text of Section 215-78 Entitled "MU Mixed Use Zone"
8. Ordinance 2026-11 - An Ordinance Amending Chapter 215 "Zoning", Article II "General Regulations" to Include New Section 215-9.1 Entitled "Mandatory Setaside of Affordable Housing Units"
9. Ordinance 2026-12 - An Ordinance Amending Chapter 58 of the Borough Code, Entitled "Affordable Housing," by Substituting a New Chapter of the Same Title
10. Ordinance 2026-13 - An Ordinance Amending Chapter 98, Article I of the Borough Code, Entitled "Affordable Housing Development Fees, by Replacing the Text of That Article in its Entirety
11. Ordinance 2026-14 - An Ordinance Adopting a Revised Zoning Map and Amending Article VII, Section 216-64 of the Borough Code Entitled "Zoning Map"
12. Ordinance 2026-15 - An Ordinance Adopting a Revised Schedule of Area, Yard and Building Regulations, and Amending Article VII, Section 216-66 of the Borough Code
13. Opportunity for Public Input on Affordable Housing Ordinances
14. Resolution 2026-3.1 - Resolution Authorizing Refunds
15. Resolution 2026-3.2 - Resolution Authorizing Payment of Bills
16. Resolution 2026-3.3 - Resolution Authorizing Amendments to the Temporary Budget

17. Resolution 2026-3.4 - Resolution Amending Resolution 2026-2.4, Budget Transfers
18. Resolution 2026-3.5 - Shared Services Agreement - Senior Services Coordinator
19. Resolution - Amendments to the Personnel Manual
20. Resolution - Raffle License - Trenton Cyrus
21. Resolution - Raffle License - St. Alphonsus Church
22. Resolution - Bingo Application - St. Alphonsus Church

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## **VIII. CLOSED SESSION**

**AT, PM, BE IT RESOLVED**, that Mayor and Council shall hereby convene in closed session for the purposes of discussing a subject or subjects permitted to be discussed in closed session by the Open Public Meetings Act, to wit:

Legal Matter - 15-17 N. Main Street

Contract Negotiations - EMS

Contract Negotiations - Wells Fargo Property

## **IX. Return to Open Session**

## **X. Adjournment**