



REGULAR COUNCIL MEETING - FEBRUARY 2, 2026

AGENDA

Monday, February 02, 2026 at 7:00 PM

Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - Betty Sterling

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

OPEN PUBLIC MEETINGS STATEMENT

Notice of this meeting has been given to the Hopewell Valley News, Trenton Times 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.

OPEN TO THE PUBLIC

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.

MAYOR'S BUSINESS

MAYOR'S APPOINTMENTS

1. Fred Jacobs appointed as Planning Board - Alternate 1 for a term ending December 31, 2027
Sara Calabi appointed as Planning Board - Alternate 2 for a term ending December 31, 2027
2. Stacey Levine appointed to Economic Development for a term ending December 31, 2030

APPROVAL OF MINUTES

3. Special Joint Meeting of Borough Council and Planning Board - December 17, 2025
4. Reorganization Meeting - January 6, 2026
5. Regular Meeting - January 6, 2026
6. Work Session Meeting - January 26, 2026

ORDINANCES FOR INTRODUCTION

7. 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"
8. 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"
9. 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"
10. 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"
11. 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"
12. 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"
13. 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"
14. 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"
15. Ordinance 2026-12 - An Ordinance Amending Chapter 58 of the Borough Code, Entitled "Affordable Housing," by Substituting a New Chapter of the Same Title
16. 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
17. Ordinance 2026-14 - An Ordinance Adopting a Revised Zoning Map and Amending Article VII, Section 216-64 of the Borough Code Entitled "Zoning Map"
18. 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

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

19. Ordinance 2026-1 - An Ordinance Increasing Rates Charged by the Pennington Borough Water and Sewer Utility, and Amending the Code of the Borough of Pennington
20. Ordinance 2026-2 - Ordinance Governing Use of the Borough Message Board
21. Ordinance 2026-3 - Ordinance Changing Enforcement Agencies Under the Borough Fire Prevention Code, Amending Chapter 104 of the Code of the Borough of Pennington

COMMITTEE REPORTS

- 22. Personnel / Economic Development** - Ms. Angarone
- 23. Public Works / Planning Board / Historic Preservation** - Ms. Stern
- 24. Finance / Public Safety / Arboretum / Landfill** - Mrs. Chandler
- 25. Environmental Commission / Library / Shade Tree** - Mr. Rubenstein
- 26. Parks & Recreation** - Mr. Marciante
- 27. Board of Health / Net Zero Subcommittee** - Mr. Valenza

NEW BUSINESS

- 28.** Resolution 2026-2.1 - Resolution Authorizing Refunds
- 29.** Resolution 2026-2.2 - Resolution Authorizing Payment of Bills
- 30.** Resolution 2026-2.3 - Resolution Authorizing Amendments to the Temporary Budget
- 31.** Resolution 2026-2.4 - Resolution Authorizing Budget Transfers
- 32.** Resolution 2026-2.5 - Resolution Approving Raffle License RA: 1:26 for Trenton Cyrus Foundation
- 33.** Resolution 2026-2.6 - Resolution Authorizing Refund of Redemption Monies to Outside Lienholder
- 34.** Resolution 2026-2.7 - Resolution Authorizing Issuance of Permits(s) to Hopewell Township Recreation Department for Use of Kunkel Park for Art in the Park
- 35.** Resolution 2026-2.8 - Resolution Authorizing Shared Services Agreement for Use, Maintenance and Cleaning of the Senior Center for 2026
- 36.** Resolution 2026-2.9 - Resolution Authorizing Borough of Pennington to Enter Into a Shared Services Agreement With Hopewell Township For Emergency and Police Dispatch Services for the Years 2026 and 2027
- 37.** Resolution 2026-2.10 - Resolution Authorizing Contract With Water Resource Management for Services as Water and Sewer Compliance Officer and for the Preparation of Consumer Confidence Report and Other Services as Needed for the year 2026
- 38.** Resolution 2026-2.11 - Resolution Renewing Local Retail Cannabis License For Jersey Meds Management, LLC, Pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:61-31, Et Seq., and Pennington Ordinance 2021-9
- 39.** Resolution 2026-2.12 - Resolution Authorizing Appointment of Robert D. Ingram as Emergency Management Coordinator for the Borough of Pennington, to Serve as Part-Time Borough Employee

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PROFESSIONAL REPORTS

Borough Administrator - GP Caminiti

Borough Attorney - Walter Bliss

Borough Clerk - Betty Sterling

Chief Financial Officer - Sandy Webb

Superintendent of Public Works - Rick Smith

Police - Sergeant Burroughs / Sergeant Thomas

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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:

- 41.** Open Space Acquisition - (Alan Hershey)
- 42.** Contract Negotiations - EMS Services
- 43.** Personnel - Borough Administrator - Goals

ADJOURNMENT