



REGULAR COUNCIL MEETING - SEPTEMBER 2, 2025

AGENDA

Tuesday, September 02, 2025 at 7:00 PM
Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - Betty Sterling

Angarone; Chandler; Marciante; 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

1. Resignation - Bronwyn Haley from Economic Development
2. Resignation - Ruth Sullivan - Parks & Recreation

MAYOR'S APPOINTMENTS

3. Move Beatrice Anduze-Farris from Alternate 1 to unexpired 1 year term ending December 31, 2025
4. Move Rafael Ponce de Leon from Alternate 2 to unexpired 1 year term ending December 31, 2025

OATH OF OFFICE

5. Oath of Office - Trevor Carlton

APPROVAL OF MINUTES

6. Work Session Meeting - May 27, 2025
7. Regular Council Meeting - June 2, 2025
8. Special Council Meeting - June 12, 2025
9. Regular Council Meeting - July 7, 2025
10. Joint Meeting - Planning Board/Borough Council - June 24, 2025
11. Work Session Meeting - July 28, 2025
12. Regular Council Meeting - August 4, 2025

APPROVAL OF CLOSED SESSION MINUTES (FOR CONTENT BUT NOT FOR RELEASE)

13. Closed Session Minutes - May 27, 2025
14. Closed Session Minutes - July 7, 2025
15. Closed Session Meeting - July 28, 2025

ORDINANCES FOR INTRODUCTION

16. Ordinance 2025-13 - An Ordinance Amending Ordinance 2025-8 to Provide for and Determine the Rate of Compensation of Officers and Employees of the Borough of Pennington, County of Mercer, State of New Jersey for the Year 2025

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

17. Ordinance 2025-11 - Bond Ordinance Providing for the Acquisition of a Garbage Truck in and by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$470,000 Therefor and Authorizing the Issuance of \$446,500 Bonds or Notes of the Borough to Finance Part of the Cost Thereof.
18. Ordinance 2025-12 - Ordinance Amending Section 215-81, of the Borough Code Extending Operating Hours of the Licensed Cannabis Retailer in the Borough from 8:00 pm to 9:00 pm

COMMITTEE REPORTS

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

25. Senior Advisory - Ms. Angarone/Mr. Marciante

NEW BUSINESS

- 26.** Resolution 2025-9.1 - Resolution Authorizing Refunds
- 27.** Resolution 2025-9.2 - Resolution Authorizing Payment of Bills
- 28.** Resolution 2025-9.3 - Resolution Authorizing Municipal Clerk to Endorse ABC Application By Trenton Cyrus Foundation Lodge #5 for Social Affairs Event on October 11, 2025
- 29.** Resolution 2025-9.4 - Resolution Authorizing Hunting on Designated Properties as Part of the Borough's Deer Management Program
- 30.** Resolution 2025-9.5 - Resolution Authorizing Clean-up Within the Arboretum and Authorizing the Use of Open Space Funds for This Purpose
- 31.** Resolution 2025-9.6 - Resolution Recognizing the Increase of the Bid Threshold to \$53,000 Pursuant to State Law
- 32.** Resolution 2025-9.7- Authorizing Block Party - N. Riding.
- 33.** Resolution 2025-9.8 - Resolution Authorizing Block Party on October 4, 2025 (Rain Date, October 5, 2025) From 2PM to 10PM on East Welling Avenue
- 34.** Resolution 2025-9.9 - Resolution Authorizing Revised Terms for Purchase of Hydrant and Other Water Distribution System Supplies From Raritan Pipe & Supply Co. Through Cooperative Pricing System Agreement with the North Jersey Wastewater Cooperative Pricing System, Revoking Resolution 2025-7.12

COUNCIL DISCUSSION

- 35.** Update on New Legislation Regarding Public Notices
- 36.** Communication Update (Nadine/Kati)
 - 1. Send out agendas in e-mail for Council Meetings and Work Sessions
 - 2. Develop an "explainer" about work sessions and Council sessions explaining the schedule and when people can speak
 - 3. Let people know that they can request copies of meetings.
 - 4. Publish "explainer" in a permanent site on website and in newsletter
 - 5. Other suggestions for increasing public engagement
- 37.** Burd Street/Ingleside - Mercer County Traffic Data Analysis
- 38.** Developer Presentation Regarding Wells Fargo Site / Draft of Redevelopment Plan for Wells Fargo Site - (Jim Kyle)
- 39.** Railroad Place Milling & Paving - (GP Caminiti)

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 Daryl Burroughs

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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:

- 40. Tax Appeal - Verizon
- 41. Open Space Acquisition - Green Acres Response
- 42. Attorney / Client - PILOT Litigation

RETURN TO OPEN SESSION

- 43. Resolution 2025-9.10 - Resolution Authorizing (1) Petition for Certification to Supreme Court in Hopewell Borough, et al vs. Hopewell Township, et al (Appellate Docket No. A-3806) and (2) The Printing and Submission of Documents by Counsel Press

ADJOURNMENT