



COUNCIL WORK SESSION - JANUARY 26, 2026 AGENDA

Monday, January 26, 2026 at 7:00 PM

Online via Zoom

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.

Work Session Presentations:

1. Excel Environmental - Landfill Remediation Investigation Report (Ron Harwood / Lawra Dodge)

V. Work Session Discussion Items:

1. Ordinances - Affordable Housing Plan (Jim Kyle)
 - West Franklin 1 (AH-1)
 - West Franklin 2 (AH-2)
 - Levin Limousine (AH-3)
 - 37, 41, 42 South Main Street (AH-4)
 - 12 North Main Street (AH-5)
 - Highway Mixed-Use Zone (includes two existing shopping centers on Route 31 plus Straube Center)

- Mixed Use Zone (includes Howe Commons and 245 and 250 South Main Street
 - Affordable Housing Ordinance
 - Development Fee Ordinance
2. Public Input on Affordable Housing Plan
 3. Landfill Planning Grant
 4. Resolution - Martucci - PFAS
 5. Shared Services Agreement - Hopewell Township - Dispatch
 6. Shared Services Agreement - Senior Center Cleaning
 7. Procedure for Selection of Borough Engineer

VI. Review of Tentative Council Regular Agenda

1. Mayor's Appointments - Fred Jacobs - Planning Board Alternate 1
Sarah Calabi - Planning Board - Alternate 2
Parks & Recreation Appointment
2. 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
3. Ordinance 2026-2 - Ordinance Governing Use of the Borough Message Board
4. Ordinance 2026-3 - Ordinance Changing Enforcement Agencies Under the Borough Fire Prevention Code, Amending Chapter 104 of the Code of the Borough of Pennington
5. Resolution 2026-2.2 - Resolution Authorizing Payment of Bills
6. Resolution 2026-2.3 - Resolution Authorizing Amendments to the Temporary Budget
7. Resolution 2026-2.4 - Resolution Authorizing Budget Transfers
8. Resolution 2026-2.5 - Authorizing Raffle License for Trenton Cyrus Foundation
9. Resolution 2026-2.6 - Shared Services Agreement - Mercer County EMS Dispatch Services
10. Resolution - Art in the Park
11. Resolution - Appointment of Emergency Management Coordinator
12. Resolution - Renewal of Cannabis License

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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:

Open Space Acquisition (Alan Hershey)

Personnel - Succession Planning

Negotiations - EMT Services

Litigation - 15-17 N. Main

IX. Adjournment