



BOROUGH COUNCIL WORK SESSION - JULY 27, 2026

AGENDA

Monday, July 27, 2026 at 7:00 PM

Online via Zoom

I. Call to Order

II. Roll Call - Borough Clerk - GP Caminiti

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. Presentation:

NJ DEP Resiliency Grant: Regional Assistance Program Regional Planning Grant - Mayor of Lambertville, Andrew J. Nowick

Affordable Housing: Approval of Rehabilitation Operating Manual and Extension of Affordable Housing Controls / CGPH Agreement Renewal - Corinne Markulin, CGPH; Jim Kyle, Borough Planner

VI. Resolutions for Council Action:

Resolution 2026 - 7.9 - Resolution Requesting Three-Month Extension for Refiling NJDOT Transportation Trust Fund Application for Abey Drive (Brandon Fetzer)

Resolution 2026 - 7.10 - Resolution Extending Grace Period for Third Quarter Tax Payments

VII. Work Session Discussion Items:

1. Land Use Ordinance - Jim Kyle

2. Proposed Escrow Ordinance for Redevelopment Planning, Engineering, and Financial Services
3. Authorization for RFP for Police Space Study - Amy Kassler-Taub Presentation
4. Deer Management Properties
5. Mallard and Queens BAN Ordinance Amendment
6. Purchase of Backhoe and Lawnmower

VIII. Review of Tentative Council Regular Agenda

1. Senior Advisory Committee Presentation - Randi Malkiewicz and Nancy Rubenstein
2. Approval of Minutes
3. Public Hearing and Adoption: Ordinance #2026-24 - Bond Ordinance Providing for Various PFAS Remediation and Improvements Through the Water/Sewer Utility in and by the Borough of Pennington, in the County of Mercer, New Jersey, appropriating \$8,000,000 therefore and Authorizing the Issuance of \$8,000,000 Bonds or Notes of the Borough to Finance the Cost thereof.
4. Public Hearing and Adoption: Ordinance #2026-25 - Bond Ordinance Providing for Various Improvements for the Remediation and Replacement of Lead Service Lines Through the Water/Sewer Utility in and by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$3,500,000 Therefor and Authorizing the Issuance of \$3,500,000 Bonds or Notes of The Borough to Finance the Cost There Of
5. Ordinance for Introduction: Ordinance #2026-26 - An Ordinance Amending Chapter 215 "Zoning", to Implement Recommendations Contained in the Borough of Pennington Master Plan Adopted by the Planning Board on May 13, 2026
6. Resolution 2026 - 8.1 - Authorizing Payment of Bills
7. Resolution 2026 - 8.2 - Authorizing Issuance of RFP for Police Department / Borough Hall
8. Resolution 2026 - 8.3 - Resolution of Authorizing Refund of Escrow Funds
9. Resolution 2026 - 8.4 - Resolution of Authorizing Refund
10. Resolution 2026 - 8.5 - Authorizing Hunting on Designated Properties as Part of the Borough's Deer Management Program
11. Resolution 2026 - 8.6 - Resolution Authorizing Retention of CGP&H For Affordable Housing Administrative Services

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X. 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 - Alan Hersey

XI. Return to Open Session

XII. Adjournment