

**Pennington Borough Council Work Session
Work Session Meeting – October 27, 2025**

Mayor Davy called the Work Session Meeting of the Borough Council to order at 7:00 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Marciante, Rubenstein, Stern and Valenza.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Chief Financial Officer Sandra Webb, Public Works Superintendent Rick Smith and Pennington Police OIC Sergeant Daryl Burroughs.

Mayor Davy announced that notice of this meeting was provided to the Hopewell Valley News, Trenton Times, and Trentonian and was posted on the bulletin board at Borough Hall and on the Borough web-site according to the regulations of the Open Public Meetings Act.

Open to the Public

Mayor Davy read the following statement.

The meeting is now open to the public for comments. 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 Administrator acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.**

There were no comments from the public.

WORK SESSION DISCUSSION ITEMS

Mayor Davy asked to move the Holiday Walk conversation up on the agenda. Mayor Davy invited Chris Murphy to speak. Mrs. Murphy introduced Andy Hamlin who was also with her. Mrs. Murphy stated that this year will be the 41st Annual Holiday Walk. Mrs. Murphy stated that the Business Association has run into some issues with membership and sponsors and they are in the process of becoming a 501c3 non-profit and they will be holding an event to invite new business owners and hopefully get some more volunteer involvement. Mrs. Murphy stated that they are here tonight to talk about the Holiday Walk and they are looking for support for this event. Mrs. Murphy stated that there are expenses involved with presenting this great community event. Mrs. Murphy stated that the Holiday walk will be held December 5 and they will once again be holding the Menorah lighting. Mr. Hamlin briefly explained the expenses involved with putting on the Holiday Walk and the need for sponsors and donations. Mrs. Murphy stated that they are also going to be asking to have a wine garden at the event. Mrs. Murphy asked the Borough to provide an insurance rider and she spoke to the Borough Administrator about obtaining an insurance rider.

Mrs. Murphy stated that there have also been discussions with the EDC to hold quarterly events to promote businesses in town. Mr. Marciante asked about bringing the event closer to downtown but Mrs. Murphy and Mr. Hamlin stated that they have held the tree lighting at Howe Commons for years and once the tree is lit, everyone walks downtown stopping at various locations along the way.

Mayor Davy announced that a Special Meeting of Council will be held on November 25th to discuss the 4th Round Affordable Housing Plan. Mayor Davy stated the properties in the plan will be discussed individually. Ms. Stern asked if this will be an open meeting and Mayor Davy responded that it would be. Ms. Stern had some reservations about that. Mayor Davy stated that he is discussing with Ed Schmierer whether there is a need to hold a closed session ahead of time to discuss the Declaratory Judgement litigation that is pending. Mayor Davy stated that the meeting will be broadly advertised so that interested parties can attend. Mayor Davy stated that he has some reservations about going into closed session but he will be working out the details before the meeting on the 25th. Mr. Rubenstein suggested the Council could meet at 6:30pm for a closed session before the 7:00pm Special Meeting. Mayor Davy asked Mrs. Sterling to poll Council for their availability at 6:30pm.

Lead Line Replacement Bid Documents – Mayor Davy stated that Borough Engineer Brandon Fetzter has been working with the Public Works Committee on this and we will need a Resolution to Advertise for Bids at the November meeting. Mr. Fetzter stated that he has been working on a plan for replacement of lead lines in a phased approach. Mr. Fetzter stated that the plan is to advertise in November, accept bids in December and award in January or February with work scheduled to take place in March. Mayor Davy stated that this is a small subset of the full list of lines that need to be replaced, some private and some Borough owned. Mayor Davy stated that once bids come in for this phase the Borough can determine how to fund the replacements and whether to pass all or part of the cost through to the homeowners. Ms. Angarone reminded Council and the public that the Borough is required to complete this by 2031. Ms. Angarone asked if the Borough has a Lead Line Replacement Plan and shouldn't that be referenced in the proposed resolution. Ms. Angarone asked for clarification on the need for a soil erosion permit and Mr. Fetzter offered an explanation. Some discussion took place among Council Members regarding the requirements and the option that homeowners have to sign a waiver for replacement. Mayor Davy stated that Walter Bliss is working on a

waiver of access form. Council Members discussed other projects and the need to prioritize. Mayor Davy stated that safe drinking water has to be the top priority.

Proposal for Operation & Maintenance Manual for MS4 Stormwater Management – Mr. Fetzer explained that his has to do with the Stormwater MS4 compliance that was done earlier this year. Mr. Fetzer stated that one of the requirements was to develop operation and maintenance manuals for Public Works and the Senior Center. Mr. Bliss stated that he attempted to write the resolution and after a conversation with Betty he discovered that the manuals have already been completed and there is a question of how to pay for the work. Mr. Fetzer stated that he was asked to complete the manual and in order to avoid fines he was asked to do the manuals. Mr. Smith stated that he did ask Brandon to prepare the manuals, thinking that there was money under General Engineering. Mr. Bliss asked if there is money in the budget. Mrs. Sterling stated that she asked Brandon to look at open purchase orders to see if any funds could be cancelled back to the budget. Mrs. Sterling stated that there is \$2,500 in the engineering budget and she can look to see if there are funds that can be transferred. Mayor Davy stated that if the funding can be figured out there will be a resolution for the December meeting.

Historic Preservation – Tree Management in County Right of Way in the Borough Historic District

Mrs. Chandler stated that this is a discussion only and there is no need to take action at this time. Mrs. Chandler stated that as many know she lives on Main Street which is a County road and the trees are managed by the County. Mrs. Chandler stated that she has had discussions with neighbors and the County about trees that have come down on Main Street and have not been replaced. Mrs. Chandler stated that she then reached out to the Shade Tree Committee to see if there was a plan for trees on County roads and whether there are certain trees that are recommended. Mrs. Fullerton stated that the County has jurisdiction over their roads and what trees are planted. Mrs. Chandler stated that she is happy to call the County, but does the Shade Tree Committee or the Borough have a plan for what they envision for trees in the Borough. Mrs. Fullerton stated that there is a lot that goes into planning for replacement of trees and there is a time period between when a tree is removed and when another is replanted. Mrs. Fullerton stated that the County might have a plan for what they envision on County roads. Mrs. Fullerton stated that they are willing to reach out to the County to see if the Borough and the County can work together on tree replacement. Mr. Holterman, Chair of the Historic District offered his suggestions and stated that the loss of trees is changing the character of the Historic District. Mrs. Fullerton stated that Rick and Moe of Public Works have relationships with the County and perhaps they could reach out to their contacts. Mr. Smith stated that they have a pretty good relationship with the County and they would be happy to reach out. Mrs. Chandler stated that her goal was to bring the conversation to Council and let them know that she is working on a path moving forward to get trees planted on the entry roads into town. Mr. Rosko stated that this conversation should have taken place during the Streetscape project discussions.

Community Forestry Management Plan – Mrs. Fullerton stated that the Community Forestry Management Plan has been completed and is ready for the Mayor's signature. Mrs. Fullerton stated that having this plan completed will open up grant opportunities for the Borough.

Ordinance - Block Parties – Mr. Bliss stated that he has provided in the packet a draft ordinance that will take the place of the individual resolutions that Council is currently doing for each block party request. Mr. Bliss stated that the requirements typically in the resolution are incorporated into the ordinance. Mr. Bliss stated that the two most important questions are the start and end times for the block parties and how much time in advance the requests need to be submitted. Mr. Bliss stated that the start and end time will no longer be considered on a case-by-case basis and it might be better to have it as part of the ordinance. Mr. Bliss stated that police sign off is also a requirement. After discussion of the time for submission, Council agreed to 5 business days. Mr. Smith stated that these block parties should be communicated to dispatch so that they are aware of the closings for emergencies. Council discussed the need for the ordinance. Mrs. Chandler stated that this ordinance was recommended so that the Borough Administrator could approve applications and so Council does not have to approve each request.

Ordinance – Food License Fees – Mayor Davy asked Mrs. Sterling if she had data on the food licenses issued. Mrs. Sterling stated that she provided information on food licenses after the last meeting and she reached out the Health Officer, Gary Dorsi. Mrs. Sterling stated that Mr. Dorsi stated that this is not unheard of and a yearly temporary fee would not require individual inspections, once they are inspected for one event, they will only need to submit the form for subsequent events. Mrs. Sterling stated that the question is whether to charge a higher fee for the annual temporary food license.

Ordinance – Use of Electronic Signs – Mr. Bliss stated that as background Council has in their packets a resolution for March which did not get approved because there were not enough affirmative votes. Mr. Bliss briefly discussed the difference between governmental entities and 501c3 non-profit groups. Ms. Stern stated that this discussion came about because of a church rummage sale that was recently advertised on the sign board. Mr. Bliss stated that he will be sure to clarify the ordinance for religious organizations. Some discussion took place regarding what groups should be allowed to use the sign board. Mr. Bliss stated that he will find a way to navigate who should be allowed to use the board.

Hay Ride for 2026 – Mr. Marciante stated that he asked Mr. Bliss to look into whether we could offer a hay ride next year. Mr. Bliss stated that he did look into it and it would require some details that would need to

be worked out in the form of a contract with the vendor and the need to make sure that the Borough is insured. Mayor Davy asked Mr. Caminiti to look into this idea for next year.

Sidewalk Proposal Recommendation – Mayor Davy asked that this item be moved up from the next section. Ms. Stern stated that the Public Works Committee will be finalizing their proposal for sidewalk improvements. Ms. Stern stated that the Public Works Committee will be discussing this on Wednesday and they will be bringing the final proposal to Council at the November Work Session meeting for approval in December.

REVIEW OF TENTATIVE COUNCIL REGULAR AGENDA

Mayor Davy asked if there was any discussion on the agenda items listed below. Mayor Davy went through each item. Mayor Davy stated that the promotion item will be discussed in Closed Session. Mrs. Sterling stated that the auction resolution is for two items only, a police vehicle and a group of bikes. Mrs. Sterling stated that the resolution to cancel capital balances will be held until December.

Approval of Minutes

Bond Ordinance - HDRSF Supplemental Funding

Ordinance - Amend Salary Ordinance - OEM Coordinator

Resolution 2025-11.2 - Payment of Bills

Resolution 2025-11.3 - Resolution Authorizing the Auction of Certain Surplus Property No Longer Needed for the Public Use by Pennington Borough Utilizing the Services of Govdeals, Inc.

Resolution 2025-11.4 - Resolution for Renewal of Membership in the Mid Jersey Municipal Joint Insurance Fund

Resolution - Promotion to Lieutenant

Resolution - Cancel Capital Balances

PUBLIC COMMENT

Mayor Davy asked that anyone wishing to speak, please raise your hand so the Borough Clerk can acknowledge you, please state your name and address for the record and limit comments to the Governing Body to a maximum of 3 minutes.

There were no comments from the public.

AT, 8:41 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:

Property Acquisition Update (Alan Hershey)

Green Acres Acquisition - Open Space

Personnel Matter – Lieutenant Position

Personnel Matter – OEM Coordinator

Attorney/Client Privilege – Hopewell PILOT update

Council Member Rubenstein made a motion to convene in Closed Session and adjourn the Work Session Meeting, second by Council Member Marciante with all members present voting in favor.

With no need to return to open session, Council Member Stern made a motion to adjourn the work session meeting, second by Council Member Rubenstein with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling
Borough Clerk