



**REGULAR COUNCIL MEETING - MARCH 2, 2026**  
**MINUTES**  
**Monday, March 02, 2026 at 7:00 PM**  
**Online via Zoom**

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**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.

**ORDINANCES FOR INTRODUCTION**

1. Ordinance 2026-19 - Ordinance Amending Chapter 98 (Fees) of the Code of the Borough of Pennington to Delete Fees Relating to the Annual Yard Sale

**ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

2. 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"
3. 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"
4. 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"
5. 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"

6. 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"
7. 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"
8. 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"
9. 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"
10. Ordinance 2026-12 - An Ordinance Amending Chapter 58 of the Borough Code, Entitled "Affordable Housing," by Substituting a New Chapter of the Same Title
11. 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
12. Ordinance 2026-14 - An Ordinance Adopting a Revised Zoning Map and Amending Article VII, Section 216-64 of the Borough Code Entitled "Zoning Map"
13. 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

### **COMMITTEE REPORTS**

- 14. Personnel / Economic Development** - Ms. Angarone
- 15. Public Works / Senior Advisory** - Ms. Stern
- 16. Finance / Public Safety / Arboretum / Landfill** - Mrs. Chandler
- 17. Environmental Commission / Shade Tree / Board of Health** - Mr. Rubenstein
- 18. Planning Board / Historic Preservation / Parks & Recreation** - Ms. Kassler-Taub
- 19. Library Board / Net Zero Group / Green Team** - Mr. Valenza

### **NEW BUSINESS**

20. Resolution 2026-3.1 - Resolution Authorizing Refunds
21. Resolution 2026-3.2 - Resolution Authorizing Payment of Bills
22. Resolution 2026-3.3 - Resolution Authorizing Amendments to the Temporary Budget
23. Resolution 2026-3.4 - Resolution Rescinding Resolution 2026-2.4 and Authorizing Budget Transfers

24. Resolution 2026-3.5 - Shared Services Agreement - Senior Services Coordinator
25. Resolution 2026-3.6 - Resolution Amending the Borough of Pennington Personnel Policies and Procedures Manual to Include Updated Provisions Concerning Pregnant Workers Fairness, Harassment and Employee Acknowledgement of Receipt
26. Resolution 2026-3.7 - Resolution Approving Raffle License RA:2:26 for Trenton Cyrus Foundation
27. Resolution 2026-3.8 - Resolution Approving Raffle License RA:3:26 for Saint Alphonsus Church
28. Resolution 2026-3.9 - Resolution Approving Bingo License BA:1:26 for Saint Alphonsus Church
29. Resolution 2026-3.10 - Resolution Authorizing Extension of Use and Occupancy Agreement with Pennington Borough Fire District No. 1
30. Resolution 2026-3.11 - Resolution Authorizing a Three-Year Shared Services Agreement Between the Borough of Pennington and the Board of Fire Commissioners of Hopewell Township Fire District No. 1 (2025-2028)
31. Resolution 2026-3.12 - Resolution Authorizing Professional Services Agreement with Colliers Engineering Design for Preparation of Annual Water Utilization Reports
32. Resolution 2026-3.13 - Resolution Requesting Additional Extension of Award From the New Jersey Department of Transportation for Improvements to Abey Drive, Mallard Place and Queens Lane Under the NJDOT-FY2024 Municipal Aid Program
33. Resolution 2026-3.14 - Resolution of the Pennington Borough Council in Support of the Application by the Lawrence Hopewell Trail Corporation for Federal Community Project Funding for the LHT Elm Ridge Segment Reconstruction

### **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 - Lieutenant Burroughs

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**PRESENTATIONS**

34. 2026 Budget Work Session

**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:

35. Open Space Acquisition

**ADJOURNMENT**