

**Pennington Borough Council Work Session**  
**Work Session Meeting – July 28, 2025**

Mayor Davy called the Work Session Meeting of the Borough Council to order at 7:04 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, Tax Assessor Alaina Wysocke 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.

**CLOSED SESSION**

Mayor Davy announced that Borough Council would be convening in Closed Session briefly to consult with the Borough Attorney on a legal matter. Mayor Davy stated that Council will return to the meeting on the same Zoom link and he advised anyone in attendance to remain on the meeting until Council returns.

**AT 7:05, 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:

Potential Litigation/Attorney Client Consult

Council Member Rubenstein made a motion to convene in Closed Session, second by Council Member Valenza with all members present voting in favor.

At 7:30 pm, Council returned to Open Session and the meeting resumed.

**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**

**Lead Line Replacement Plan** – Mr. Caminiti reported that he provided information regarding the regulations for replacement of lead and galvanized water lines. Mr. Caminiti stated that we have about 155 galvanized water lines in the Borough that need to be addressed. Mr. Caminiti stated that the Public Works team has been busy identifying the lines that need to be replaced. Mr. Caminiti stated that the Borough obligation is limited to the portion of the line that is in the street to the curb line and the homeowner's responsibility is from the curb to the house, both of which need to be replaced under the regulations. Mr. Caminiti stated that we are faced with the question of policy, and the Council has to decide on whether the Borough assumes the entire cost or whether a portion of the cost is paid by the homeowner. Mr. Caminiti stated that the plan is to replace the lines in phases with the first phase consisting of about 30 service lines. Mr. Caminiti stated that actual costs will not be determined until we go out to bid for the work, but we are working with an estimated cost of \$5,000 per line in the first phase, however with rising costs, it might be closer to \$7,000. Mr. Caminiti stated that for the first phase the cost is estimated at \$250,000 and his understanding from the finance department is that we have money set aside for this in the Capital budget. Mayor Davy stated that some towns are funding the entire cost, and some are applying Special Assessments to homeowners for the private side of the replacements. Mr. Caminiti stated that there are decisions that need to be made by Council so that we know how to proceed. Mayor Davy suggested soliciting bids to find out the actual cost so that Council can determine how to proceed with apportioning the costs. A discussion took place among Council. Mr. Valenza asked if our insurance covers Borough employees when they enter private property. Mr. Caminiti stated that our employees currently work on private property, replacing meters and so forth and he will double check to ensure that we have coverage. Council asked Mr. Caminiti to check with other towns in the area to see how they are handling the replacement costs. Mr. Valenza suggested reaching out the State to pursue financing because the State institutes regulations but they need to step up with some funds. Mayor recapped that Rick and GP will work on putting together bid specs and solicit bids and come back to Council with more information so that funding can be figured out. Mayor Davy asked Walter to develop a form to access private property.

**PFAS** – Mr. Caminiti stated that he included a document in the packets with an executive summary and three exhibits that have been reviewed in terms of getting the Borough into compliance with PFAS regulations. Mr. Caminiti stated that the recommendation from the Borough Engineer is to pursue ion exchange technology which is more cost effective. Mr. Caminiti stated that he and Rick Smith when to Rocky Hill and looked at the system that is in place and found it to be quite impressive. Mr. Caminiti stated that there are some funding options in place and there are class action settlements that we are a part of, and some settlements have already been announced. Mr. Caminiti stated that we do not know how much the Borough would be entitled to. Mr. Caminiti stated that he also included the Phoenix Advisory Report which looked at selling the water company, which is an option the Council would have to decide. Mr. Caminiti stated that selling the water company would not be a quick process, it would involve a referendum and the soonest it would get on the ballot would be 2026 which means Council would have to decide quickly to meet the August 2026 deadline for getting on the ballot. Mr. Marciante stated that when making decisions on the Water Utility, the Borough needs to also consider an additional water tower.

**Bond Ordinance – Garbage Truck** – Mr. Caminiti stated that there was some conversation about an electric garbage truck but after some research this is not the time to consider making the change. Mr. Caminiti stated that the quote in the packet is for a gas-powered garbage truck and time is of the essence because once the ordinance is introduced and adopted it will be several months before we take delivery. Council agreed to go forward with introduction of a bond ordinance on Monday.

**Sidewalk Violations / Repair Options Overview** – Mr. Caminiti stated that he has done some research and talked to Princeton regarding how they handle tree work, and we are at a point where Council needs to make a policy decision regarding trees planted by the Borough that are damaging sidewalks that are the responsibility of the homeowner. Mr. Caminiti stated that in addition a decision needs to be made regarding ADA compliance. Mrs. Chandler stated that for the fifteen years she has been on Council, and the decision has always been that the Borough was responsible for the trees and the homeowners were responsible for the sidewalks. Mr. Caminiti stated that is going to put some numbers together and look into a shared service for use of a grinder and other possible solutions for repairing sidewalks in the Borough.

**Deer Management** – Mr. Bliss stated that he will be ready with a resolution for the Regular meeting with a contract like last years. Mr. Bliss stated that he brought up some concerns at the meeting that was held with the deer hunters. Mr. Rubenstein shared some information that he compiled on deer populations and deer hunting.

**Request for Outdoor Dining** – Mrs. Sterling stated that this is not the typical outdoor dining request. Mrs. Sterling stated that this is the old Avanti's property that borders the Borough parking lot and the back area that was used for outdoor dining is owned by the Borough. Mrs. Sterling stated that there is an old lease agreement from when it was Avanti's that should be updated to the new owner. Mr. Bliss explained that when the lease was first done, we went out to bid and there was a \$600 yearly fee. Mr. Caminiti stated that he would reach out to the current owner. Mr. Bliss stated that a new lease would require an ordinance.

**Jersey Meds Request for Change of Hours** – Mrs. Sterling stated that Jersey Meds has submitted a request to extend their hours to 9:00 pm. Mr. Bliss stated that this would require an ordinance amendment and since it was approved by the Planning Board it would need to go back to the Planning Board for consistency with the Master Plan.

**Public Notice of Meetings** – Mayor Davy stated that this item the **Communication Discussion** are being held to the next meeting.

**Mayor's Report – Meeting with Mercer County and DVRPC regarding stormwater at Route 31 & Delaware Avenue** – Mayor Davy reported that a meeting was held between Pennington Borough, Hopewell Township, the County, the Watershed Institute and the DVRPC to discuss and stormwater evaluation of the Route 31 and Delaware Avenue flooding situation and they are looking at every place where water could come from and trying to figure out solutions and making sure that existing detention basins are working properly.

**Redevelopment: Wells Fargo Property / Presentation by Potential Developer** – Mayor Davy asked Jim Kyle to comment. Mr. Kyle stated that the owner of the Wells Fargo property has entered into an agreement with a developer. Mr. Jeffrey Albert stated that he is the project manager for the project at the Wells Fargo site and he presented two proposals for the property that consider comments and recommendations from the Redevelopment Sub-committee. Council Members discussed the proposals and asked and offered comments and concerns regarding development of the property. Mr. Kyle discussed the process and stated that he will be preparing a Redevelopment Plan for the property.

#### **REVIEW OF TENTATIVE COUNCIL REGULAR AGENDA**

Mayor Davy asked if there was any discussion on the agenda items listed below.

**PUBLIC HEARING AND ADOPTION** - Ordinance 2025-10 - Bond Ordinance Providing for Milling and Overlaying of Various Streets in and by the Borough of Pennington, County of Mercer, New Jersey,

Appropriating \$135,000 Therfor and Authorizing the Issuance of \$128,250 Bonds or Notes of the Borough to Finance Part of the Cost Thereof

Resolution 2025-8.2 - Resolution Authorizing Refunds

Resolution 2025-8.3 - Eliminate Redevelopment Committee

Resolution 2025-8.4 - Employee Vision & Dental Coverage

Resolution 2025-8.5 - Police New Hire

Resolution 2025-8.6 - Sandbox Repair at Kunkel Park

Mrs. Sterling stated that an additional item came in today and will be on the Regular Agenda and that is a Social Affairs Permit for Needle Creek Brewery to sell beer at the upcoming concert in September. A brief discussion took place regarding food license fees for vendors at Borough events.

Mr. Marciante asked what is happening with the clock that was donated by Hopewell Township and a local resident is interested and he would like to figure out how to proceed. Mayor Davy asked Mr. Caminiti to figure it out with Mr. Bliss.

#### **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.

Lee Herman of North Main Street stated that she has a couple of items, one being the redevelopment plan and she would like to hear more about the plan, particularly about safety for school children. Ms. Herman stated that she hopes that the developer's presentation will be presented in more detail for the public. Ms. Herman commented on sidewalks, trees and enforcement of ordinances. Mr. Caminiti stated that he is working on ratcheting up code enforcement of ordinances.

**AT, 9:48 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 – Green Acres

Attorney/Client Privilege – Verizon

Attorney/Client Privilege – Northview Foreclosure

Attorney/Client Privilege – Hopewell PILOT

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

Respectfully submitted,

Elizabeth Sterling  
Borough Clerk