

**Pennington Borough Council
Work Session Meeting – February 23, 2026**

Mayor Davy called the Regular 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, Kassler-Taub, Rubenstein, and Stern in attendance. Mr. Valenza arrived after the roll call.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Chief Financial Officer, Sandra Webb and Lieutenant Daryl Burroughs.

Mayor Davy announced that notice of this meeting has been given to the Hopewell Valley News, Trenton Times, 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

Requirements for Sidewalk Repair Ordinance – Mayor Davy asked GP to report on this item. Mr. Caminiti stated that there have been many discussions with regard to how to handle sidewalk maintenance particularly with regard to Borough or County tree involvement and who should be responsible for the costs. Mr. Caminiti stated that he is still working on getting some details together and estimates submitted. Mr. Caminiti stated that this is a tricky subject, but he thinks that we should be ready to introduce an ordinance in the next few weeks. Mr. Caminiti stated that there are some policy decisions that need to be ironed out before this can be finalized. Mrs. Chandler stated that it has been put out to the public that the Borough will be paying for sidewalk repairs and so people are likely to delay sidewalk repairs until this policy and ordinance are finalized. Ms. Stern stated that she does not know why this is even being discussed because this is very low on the priority list that was discussed with the Administrator. Mayor stated that this item will be removed from the agenda for the March meeting.

Award of Contract – Abey Drive, Mallard Place, Queens Lane – Mayor Davy stated that we did receive bids for this project and they were in the range of \$730,000 to over 1 million. Mayor Davy stated that the grant award for the NJDOT is significantly lower than even the lowest bid. Mayor Davy stated that the Borough Engineer is looking into scaling back the project so that it can be rebid and hopefully come in within the grant award.

Award of Contract – Lead Service Lines – Mayor Davy stated that bids were received for this project as well and the Public Works Committee will be reviewing the bids to determine how to proceed.

Appointment of Borough Engineer – Mr. Caminiti stated that he is still finalizing his review of the applications so this will not be ready for the March meeting, but should be ready to go for the April meeting.

PILOT Project Statement – Ms. Stern stated that with the number of PILOT programs in the area, she thought it might be a good idea for Pennington Borough to have a prepared statement to present when neighboring communities are considering PILOT agreements to express concerns about how school taxes will impact the municipalities in the regional school district. There was some discussion among Council Members about what the message would include.

Work Session Presentations

Budget Presentation – Mayor Davy asked Mr. Caminiti to update Council on the 2026 Budget. Mr. Caminiti shared some slides and outlined the key components that went into preparation of the 2026 budget. Mr. Caminiti stated that there are a number of legislative caps that we need to work within and we are still working towards finalizing the numbers. Mr. Caminiti pointed out some IT upgrades and staffing changes that are included in the budget. Mayor Davy stated that his understanding was that the budget would be introduced at the March meeting and if that is the case, Council should be reviewing the budget tonight. Mr. Caminiti stated that the numbers are still being “scrubbed” so he did not have the final numbers. Mrs. Chandler stated that the plan is to introduce the budget on Monday at the March meeting. Mr. Caminiti stated that the numbers are not final, but Mrs. Chandler stated that the numbers are included in the packet. Mayor Davy was concerned that the numbers are not final and maybe introduction should not take place on March 2nd. Mayor Davy stated that maybe the budget should be presented at the March 2nd meeting and a

Special meeting should be scheduled for introduction of the budget. Mrs. Webb stated that the concern with delaying the process is that if the budget is not adopted until the May meeting, she and Betty will not be here to make sure everything is posted. Ms. Stern stated that pages and pages of the budget are in the packet and so she is not sure what the expectation is for a budget work session. Mr. Caminiti stated that there are just a few items that need to be finalized and he asked Ms. Webb to respond as to what is still outstanding. Ms. Webb stated that the budget is close to being done, but there are a few things that need to be finalized. Mrs. Chandler stated that the Finance Committee has provided historical data for Council to review along with the proposed 2026 budget and Council Members can review the document and raise any questions they may have regarding increases or decreases. After the discussion, Council agreed to have a presentation of the budget at the March meeting and schedule a special meeting for March 9th to introduce the budget with public hearing and adoption at the April meeting. Mayor Davy stated that what he wants to see is that the budget is within the spending cap, within the tax levy cap, the use of surplus and what the remaining balance will be and a list of any significant increases or changes to the budget.

Mayor Davy stated that along with the introduction of the budget the Cap Ordinance and Salary Ordinance will be introduced at the March meeting.

Review of Tentative Council Regular Agenda

Mayor Davy reviewed the following items for the Agenda for March 2, 2026. There were no comments from Council Members on the agenda items listed below. Mr. Bliss stated that there are a few minor typos in three of the ordinances that will be corrected at the public hearing, but they are not substantial changes to the ordinances. Mayor Davy stated that the Ordinances listed are for public hearing and adoption and he has listed on this agenda the opportunity for public input. There was no input from the public. Mayor Davy asked about the Resolution amending the personnel manual and Mr. Bliss explained that these are changes required by the Joint Insurance Fund to bring the Borough into compliance.

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"

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"

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"

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"

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"

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"

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"

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"

Ordinance 2026-12 - An Ordinance Amending Chapter 58 of the Borough Code, Entitled "Affordable Housing," by Substituting a New Chapter of the Same Title

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

Ordinance 2026-14 - An Ordinance Adopting a Revised Zoning Map and Amending Article VII, Section 216-64 of the Borough Code Entitled "Zoning Map"

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

Opportunity for Public Input on Affordable Housing Ordinances – There were no comments from the public.

Resolution 2026-3.1 - Resolution Authorizing Refunds

Resolution 2026-3.2 - Resolution Authorizing Payment of Bills

Resolution 2026-3.3 - Resolution Authorizing Amendments to the Temporary Budget

Resolution 2026-3.4 - Resolution Amending Resolution 2026-2.4, Budget Transfers

Resolution 2026-3.5 - Shared Services Agreement - Senior Services Coordinator

Resolution - Amendments to the Personnel Manual

Resolution - Raffle License - Trenton Cyrus

Resolution - Raffle License - St. Alphonsus Church

Resolution - Bingo Application - St. Alphonsus Church

Open to the Public/ Public Comment

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There were no comments from the public.

CLOSED SESSION

AT, 8:03 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:

Litigation - 15-17 N. Main

Contract Negotiations - EMS

Contract Negotiations – Wells Fargo Property

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

Respectfully submitted,

Elizabeth Sterling
Borough Clerk