

**Pennington Borough Council Work Session
Work Session Meeting – September 29, 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 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

Hopewell Fire Department & Emergency Medical Unit – Mayor Davy stated that Jason Read requested to meet with Council but since he is not here we will schedule him for the October 6th meeting .

HDRSF Supplemental Funding Application – Mayor Davy asked Mr. Ron Harwood of Excel Environmental to update Council on this item regarding the Landfill. Mr. Harwood explained that one of the sampling wells that was installed at the landfill has failed and they have applied to the DEP for additional funding to install two more wells. Mr. Harwood stated that they have applied for supplemental HDRSF funding and the application has been submitted to the Borough for approval. Mr. Harwood also updated Council on the status of the landfill project. Mr. Harwood stated that they are hoping to have a final report ready to submit to the DEP by the end of the year. Mayor Davy asked for a meeting to review the findings in prior to submission of a report to the DEP and Mr. Harwood agreed that would be a good idea. Mayor Davy stated a Resolution will be on the agenda for the October 6th meeting to authorize the agreement for supplemental funding.

Request to Address Council – Guy Lanciano – Mr. Lanciano was not in attendance and would be rescheduled for the October 6th meeting.

Request for Separate Redevelopment Authority Meeting – Wells Fargo Property – Mayor Davy stated that a request came from several Council Members to hold a separate redevelopment meeting to discuss the Wells Fargo redevelopment. Mrs. Chandler stated that she feels that the redevelopment projects should be held outside of the Work Session. Mrs. Chandler stated that she understands that this is an additional meeting that the Professionals will need to attend but it makes the most sense to address these important items.

Review of Fees – Mr. Marciante requested that Council review the fees for Food Licenses and consider an annual license for vendors at certain events. A discussion took place with regard to inspections related to food license. Council requested some historical data on revenues and clarification on required inspections. After a brief discussion this item was rescheduled for the October 27th work session.

REVIEW OF TENTATIVE COUNCIL REGULAR AGENDA

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

Best Practices Inventory - Mrs. Webb stated that she and Betty are working on the Best Practices Inventory which is due to be filed by October 24, 2025 and she will make the required presentation to Council at the meeting on Monday, October 6, 2025. Mrs. Webb also explained the Resolution for a Storm Recovery Dedication by Rider and the Resolution for cancellation of outstanding checks. Mrs. Webb stated that the Resolution to cancel capital balances will not be ready for the October 6th meeting but it just needs to be done before year end.

Proclamation - Communities of Light

Ordinance 2025-13 - Amend Salary Ordinance (Public Hearing and Adoption)

Resolution 2025-10.2 - Resolution Authorizing Payment of Bills

Resolution 2025-10.3 - HDSRF Supplemental Application - Landfill

Resolution 2025-10.4 - Shared Services Agreement - EMS - 2025-2026

Resolution 2025-10.5 - Vision and Dental Plan for Employees

Resolution 2025-10.6 - Community Energy Planning Grant Agreement

Resolution 2025-10.7 - Amend Personnel Manual - Health Benefits Section

Resolution 2025-10.8 - Cancel Capital Balances

Resolution 2025-10.9- Cancel Outstanding Checks

Resolution 2025-10.10 - Extension of Award of Contract - Abey Drive

Resolution 2025-10.11 - Dedication by Rider - Storm Recovery

Mr. Marciante asked to discuss three items, use of the electronic sign for advertising events, the DCA police study and a Hay Ride that Parks and Recreation would like to do in 2026. Mayor Davy stated that the electronic sign discussion will be scheduled for the October Work Session. Mr. Caminiti stated that he will forward a copy of the study to Mr. Marciante. Mr. Marciante also asked why the barrels at the land fill are being stored on the Fire Department parking area. Mayor Davy stated that these are administrative items and could be handled with a phone call. Mr. Caminiti stated that he will follow up with Excel Environmental on the barrels.

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, 7:45 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:

Green Acres Acquisition - Open Space

Litigation - Civil Action Lawsuit - 15-17 N. Main Street LLC

Contract Negotiations - EMS Services / Fire Safety

Personnel - Pension Matter Update

Personnel - Emergency Management Coordinator

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

Respectfully submitted,

Elizabeth Sterling
Borough Clerk