

**Pennington Borough Council Work Session
Work Session Meeting – November 24, 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, Chief Financial Officer Sandra Webb 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.

ITEMS FOR COUNCIL DISCUSSION

Mayor Davy stated that Council does not usually take action at the Work Session meetings but he is asking that the following resolution be considered and voted on tonight so that the ABC will have adequate time to issue the permit for the Holiday Walk.

**BOROUGH OF PENNINGTON
RESOLUTION 2025 –12.5**

**RESOLUTION AUTHORIZING MUNICIPAL CLERK TO ENDORSE ABC
APPLICATION BY PENNINGTON HOLIDAY WALK, INC.
FOR SOCIAL AFFAIR EVENT ON DECEMBER 5, 2025**

WHEREAS, Pennington Holiday Walk, Inc., a New Jersey not-for-profit corporation, with its registered office at P.O. Box 412, Pennington NJ 08534 (“Applicant”) is applying to the State Division of Alcoholic Beverage Control (ABC) for a Social Affair Permit authorizing a social event on December 5, 2025 (with no rain date);

WHEREAS, the proposed event will be sponsored by the non-profit Pennington Holiday Walk, Inc., which was formerly part of the non-profit Pennington Business and Professionals Association, the sponsor of this event last year;

WHEREAS, the proposed location of the Applicant’s one-day event is the street in front of 12 North Main Street in Pennington, a Mercer County road;

WHEREAS, ABC has received or is about to receive a letter from Mercer County acknowledging the event on North Main Street and the related road closing;

WHEREAS, the proposed hours of the Applicant’s event are from 4:00 pm to 10:00 pm;

WHEREAS, the Applicant’s event will dispense wine in 8-ounce cups and no other alcoholic beverages will be served;

WHEREAS, the social affair which is the subject of the requested permit, referred to as a “wine garden,” will be roped off and laid out as depicted in the attached sketch, part of a larger Holiday Walk event inviting adults and children of all ages to stroll along Main Street and enjoy the offerings of local merchants, the holiday decorations and various planned activities;

WHEREAS, Applicant will have two adults over the age of 21 checking ID’s at the wine garden entrance where adults over 21 will be allowed to purchase a maximum of two tickets, which may be exchanged with the adult server for one drink each;

WHEREAS, the area will be roped off in a manner that will prevent people entering and leaving the wine garden area without having their ID’s checked, and Pennington police officers will also be walking the Holiday Walk area throughout the evening;

WHEREAS, ABC requires that the application for this permit be endorsed by the Officer in Charge (Pennington’s highest ranking Police official) and the Borough Clerk;

WHEREAS, the purpose of this Resolution is to authorize the endorsement by the Borough Clerk subject to conditions;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the Borough Clerk is hereby authorized to endorse the above-described application of Pennington Holiday Walk, Inc. on the following conditions:

1.

that the application be endorsed by the Officer in Charge of the Pennington Police Department (Pennington’s highest ranking Police Officer), subject to assignment of such paid detail police personnel as may be designated by him;
2.

that the Applicant provide a certificate of liability insurance confirming adequate insurance;
3.

that Applicant’s application be approved by ABC ; and
4.

that Applicant complies with all representations made in support of its application and such additional requirements as may be imposed by the ABC.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	M			
Chandler	S				Stern	X			
Marciante	X				Valenza	X			

Council Member Rubenstein made a motion to approve Resolution 2025-12.5, second by Council Member Chandler with all members present voting in favor.

WORK SESSION DISCUSSION ITEMS

Library Furniture Upgrades – Ms. Ha briefly described some improvements to the Library furniture that the Library Board has approved and that will be funded using library capital funds. Ms. Sterling stated that this is on the agenda because originally the funding was going to be coming from budget funds but after talking to the Auditors and our QPA, if the funds are coming from Capital no action is required by Borough Council.

Sidewalk Repair Program – Ms. Stern briefly explained the sidewalk program that Public Works has been working on for the past several months. Ms. Stern stated that Mr. Caminiti found a State Contract Vendor who will prepare an inventory of sidewalks that need to be repaired. Ms. Stern stated that in the meantime communication will go out to all residents stating that notifications will be coming out regarding sidewalks in need of repair. Ms. Stern stated that the Public Works Committee is recommending that sidewalk improvements caused by Borough Trees will be addressed by the Borough with a split cost by the Borough. Ms. Stern stated that Mr. Caminiti will be able to answer any questions that she cannot answer at the next meeting. Mrs. Chandler asked if any survey had been done as to what other municipalities in Mercer County are doing and if costs are being shared. Mrs. Chandler also asked if Public Works has a sense of how much we will need to budget to fund this work. Ms. Stern stated that the State Vendor will not charge initially. Ms. Stern stated the GP would be better able to answer these questions as he has done the research.

Fence Agreement – Ivan Lee – 16 Queens Lane – Mr. Bliss explained that from time to time we get requests from residents to encroach on a Borough Easement. As is the practice he will prepare a Resolution and agreement for consideration by Council that is specific to the property owner and does not run with the land. Mr. Bliss stated that the agreement with the owner will state that if for any reason the Borough needs to access the easement any improvements to the easement will be removed and the Borough will have no responsibility for replacement.

Update on 2026 Budget Process – Mrs. Chandler gave a brief update on the status of the 2026 budget. Mrs. Chandler stated that Finance Committee has been working on preliminary figures, but we won’t have anything solid to present until January when the books are closed for 2025. Mrs. Chandler stated that she prepared a comparison year by year for the past several years that is included in the packets and she encouraged Council to review the document as it provides a good picture of where tax dollars are spent. Mrs. Chandler stated that we can provide details on specific line items if Council Members have questions.

Meeting Format for 2026 – Mrs. Chandler stated that she did a survey of other municipalities in Mercer County in terms of if they are meeting in person, remotely or holding hybrid meetings. Mrs. Chandler stated that she attached a memo outlining the information she gathered. Mrs. Chandler stated that quite a

few residents have approached her asked when the Borough will be returning to in-person meetings and she was inspired to take a look at what other municipalities in Mercer County are doing. Mrs. Chandler stated that Pennington Borough is the only municipality in Mercer County that is not offering any in-person option for their meetings. Mrs. Chandler stated that she would recommend that Council consider keeping the work sessions on Zoom and holding the regular meetings in person. Ms. Stern stated that she appreciates the work Mrs. Chandler put into this, and she stated that she did another look and found that most municipalities are posting videos of their meetings. Ms. Stern stated that she feels that Council should only consider this if we can offer a hybrid option. Ms. Angarone stated that she believes strongly that we are more accessible holding remote meetings. Mr. Rubenstein stated that he would be in favor of hybrid meetings. Mr. Valenza stated that he is fine either way, but the cost of providing a hybrid option would be a lot because the zoom or teams options are very clunky and the meetings do not run smoothly. Some discussion took place with regard to meeting dates.

Council Assignments for 2026 – Mayor Davy stated that he included a draft of the list of Council Assignments for 2026 and he would like Council to review it and let him know of any changes.

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 individually. Mayor Davy stated that a formal in person swearing in for Lieutenant Burroughs will take place in the next couple weeks and he hopes that everyone can attend.

Mayor Davy stated that Excel Environmental is working on finalizing their report for December 19th and they would like to come and make a presentation to Council. Mayor Davy asked if Council would like to have this presentation at the December 1st meeting or hold a Special Meeting early in December. After some discussion Mayor Davy stated that he will offer the December meeting and if they are not available we will poll Council for a Special Meeting.

Approval of Minutes

Oath of Office – Daryl Burroughs

Ordinance 2025-14 - Ordinance Providing Standards and Procedures for Approval of Block Parties (Public Hearing and Adoption)

Ordinance 2025-15 - Bond Ordinance Providing a Supplemental Appropriation of \$60,000 for Preliminary Planning, Environmental and Investigative Analysis and any Necessary Work or Improvements in Connection with the Borough Owned Landfill and Any Other Related Properties for Potential Redevelopment in and by the Borough of Pennington, in the County of Mercer, New Jersey and Authorizing the Issuance of \$2,508 Bonds or Notes of the Borough to Finance Part of the Cost Thereof. (Public Hearing and Adoption)

Ordinance 2025-16 - Ordinance Approving Employment Agreement Between the Borough of Pennington and Daryl Burroughs, Jr. in his Capacity as Lieutenant in the Pennington Borough Police Department (Public Hearing and Adoption)

Ordinance 2025-17 - Ordinance Governing Use of the Borough Message Board (Public Hearing and Adoption)

Ordinance 2025-18 - Ordinance Amending Fee Requirements for Temporary Food Licenses (Public Hearing and Adoption)

Ordinance 2025-19 - Ordinance Amending Chapter 46 of the Borough Code Concerning the Responsibilities of the Police Lieutenant, Clarifying the Absence of an Age Requirement for Promotion to Lieutenant, and Making Other Technical Changes (Public Hearing and Adoption)

Ordinance 2025-20 - An Ordinance Further Amending Ordinance 2025-8 to Provide for and Determine the Rate of Compensation of Officers and Employees of the Borough of Pennington, County of Mercer, State of New Jersey for the Year 2025 (Public Hearing and Adoption)

Resolution 2025-12.1 - Resolution Authorizing Refunds

Resolution 2025-12.2- Authorizing Payment of Bills

Resolution 2025-12.3- Authorizing Budget Transfers

Resolution 2025-12.4 - Resolution Accepting the Community Forestry Management Plan, 2026-2035, as Prepared by the Borough Shade Tree Committee

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.

Mr. Dan Pace of 9 Railroad Place thanked Mrs. Chandler for her research on the meeting format.

Mr. Brian Hofacker stated that with regard to changes in the fire inspections he would like the Board of Fire Commissioners to be included in the discussion.

AT, 8:02 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:

Contract Negotiations – EMS Services

Contract Negotiations – Fire Inspections

Personnel – Police Matter Update

Personnel – Borough Administrator – Performance Evaluation

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

Respectfully submitted,

Elizabeth Sterling
Borough Clerk