

**Pennington Borough Council  
Work Session Meeting – October 28, 2024**

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, Gnatt, Marciante, Stern and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Chief Financial Officer Sandra Webb, Superintendent of Public Works Rick Smith, and Police Chief Doug Pinelli.

Mayor Davy announced that notice of this meeting has been given to the Hopewell Valley News, Trenton Times and was posted on the door 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**

**Fourth Round Affordable Housing Obligation** – Mayor Davy asked Borough Planner Jim Kyle to update Council on the new numbers for COAH that were released this week. Mr. Kyle stated that the fourth round numbers address our unmet need for the period of July 1, 2025 to June 30, 2035. Mr. Kyle explained how the formula is calculated with consideration for vacant land and other factors. Mr. Kyle stated that the bottom line is that we have an unmet need of four and a prospective need of fifty-eight. Mrs Chandler asked if this includes other round numbers and Mr. Kyle stated that it does not but there is no way that Pennington can meet the numbers of units that the State is coming up with. Mr. Kyle stated that we are definitely looking at a vacant land adjustment for the fourth round and he did this in the third round as well. Mr. Kyle stated that the fourth round requires looking into redevelopment areas to meet at least twenty-five percent of the need. Mr. Kyle stated that there is a lot to figure out as we go forward. Mr. Kyle stated that we should work on an affordable plan for the fourth round and address the requirements of the previous rounds in the plan. Mrs. Chandler asked what happens when the fifth or sixth round comes along because no matter what we do we can't meet the requirements. Mr. Kyle stated that our obligation is to create a realistic opportunity for affordable housing. Mr. Kyle stated that the next step for Borough Council is to adopt a resolution by the end of January accepting the DCA number or come up with our own number but he thinks that the number provided is a good number and we don't want the risk of a builders remedy by coming up with our own number. Mr. Kyle stated that we then have until the end of June to adopt a plan.

**Ordinance 2024-16 – Ordinance Authorizing Appointment of Hopewell Township Resident as Non-Voting Member of Pennington Open Space Committee and Amending Chapter 13 of the Code of the Borough of Pennington** – Mr. Bliss stated that this Ordinance will be on for Public Hearing and Adoption at the November meeting but he would like to make a non-substantial change to the ordinance. Mr. Bliss read the change for Council and no one had an issue with the new language.

**Stormwater Management Strategy Update** – Mayor Davy stated that he has sent a letter and pictures to the County and the State asking for them to get involved in the flooding issue at Route 31 and Delaware Avenue.

**Attendance at the NJ League of Municipalities Conference** – Ms. Stern asked if any of the staff or Council Members attend or if it is worthwhile to attend. Mayor Davy stated that several staff members attend and there are great opportunities for meeting other officials and attending classes and it would be worthwhile if anyone wanted to attend.

Mayor Davy suggested that with the League Conference and the Thanksgiving Holiday it might be a good idea to cancel the November Work Session Meeting because there is limited time to get the agendas and packages out. Council agreed to cancel the November 25<sup>th</sup> Work Session Meeting.

**Resolution 2024-11.6 – Resolution Accepting a Grant From the Hazardous Discharge Site Remediation Fund Public Entity Program Through the New Jersey Economic Development**

**Authority and the New Jersey Department of Environmental Protection** – Mayor Davy explained that this grant is for Excel Environmental to complete the required testing on the landfill. Mr. Bliss stated that the form resolution that was included would be fine on its face, as long as the representations in the resolution are accurate so he has some work to do on this before the meeting. Mr. Bliss stated that he will be reaching out the Excel Environmental to get this ironed out for the meeting next week.

**Review of Tentative Council Regular Agenda**

Mayor Davy reviewed the following items that will be on the agenda for the November 4<sup>th</sup> meeting. There was no discussion so the following items will be on for action at the November 4<sup>th</sup> meeting.

Vacancy - Emergency Management Coordinator (effective Nov 1, 2024)

Work Session Minutes - September 30, 2024

Closed Session Minutes - September 9, 2024

Closed Session Minutes - September 30, 2024

Resignation - Hoyt Holley - Shade Tree Committee

Ordinance 2024-15 - Ordinance Amending Chapter 46 of the Borough Code Concerning the Police Department (Public Hearing and Adoption)

Resolution 2024-11.1 - Resolution Authorizing Refunds

Resolution 2024-11.2 - Resolution Authorizing Payment of Bills

Resolution 2024-11.3 - Resolution Authorizing Budget Transfers

Resolution 2024-11.4 - Resolution Authorizing the Hiring of Steven Vaccaro as Laborer in the Public Works Department

Resolution 2024-11.5 - Resolution Authorizing the Hiring of Daniel Leubner as Patrol Officer in the Police Department

Resolution 2024-11.7 - Resolution Authorizing Disbursement of Open Space Funds for Certain Costs Relating to Borough Acquisition of Block 1002 Lot 12.02 on the Pennington Borough Tax Map

**Open to the Public/ Public Comment**

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There were no comments from the public.

At 7:40pm, Council Member Chandler 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