

**Pennington Borough Council
Regular Meeting – January 26, 2026**

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:19 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Kassler-Taub, Rubenstein, Stern and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti 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.**

Meredith Moore inquired about the Water/Sewer rate increase ordinance that was introduced at the January meeting. Mrs. Chandler stated that the increase is in line with the recommendation from Phoenix Advisors and is an increase of 3%. Ms. Moore stated that she felt the increase was excessive.

Work Session Presentations:

Mayor Davy introduced Lawra Dodge and Ron Harwood from Excel Environmental. Ms. Dodge and Mr. Harwood gave a presentation to Council on the Landfill Remediation Investigation Report and next steps. Ms. Dodge stated that they will meet with DEP and discuss the report and the possibilities for future end uses.

Work Session Discussion Items:

Mayor Davy introduced Borough Planner Jim Kyle who discussed the following ordinances which will be on the agenda for the February 2nd meeting for introduction. Mr. Kyle explained each ordinance and showed each property on a map. Mr. Kyle stated that these ordinances are necessary to meet the March 15th deadline for the Affordable Housing Plan. Following the presentation, Mr. Kyle answered questions for Council Members.

Ordinance - West Franklin 1 (AH-1)

Ordinance - West Franklin 2 (AH-2)

Ordinance - Levin Limousine (AH-3)

Ordinance - 37, 41, 43 South Main Street (AH-4)

Ordinance - 12 North Main Street (AH-5)

Ordinance - Highway Mixed-Use Zone (includes two existing shopping centers on Route 31 plus Straube Center)

Ordinance - Mixed Use Zone (includes Howe Commons and 245 and 250 South Main Street)

Ordinance - Affordable Housing Ordinance

Ordinance - Development Fee Ordinance

Mayor Davy opened the meeting up for public input on the Ordinances. Meredith Moore inquired about why the Wells Fargo property on Route 31 was eliminated from the plan and also if the Borough participated in negotiations with the State to reduce their affordable housing obligation. Mr. Kyle stated that the Wells Fargo property was eliminated after discussions at multiple meetings. Mr. Kyle stated that the feeling was that Route 31 was not a good site for residential use. Mr. Kyle explained that a study was done to see if we could qualify for a vacant land adjustment and given that Pennington Borough has limited vacant land, the calculation resulted in the possibility of eliminating one unit and Council felt that it was not worth pursuing for one unit.

Mr. Kyle stated that we will need to do one other ordinance to amend the Zoning Map and he will prepare that one for introduction as well.

Landfill Planning Grant – Mr. Caminiti stated that Andy Jackson prepared a grant application related to landfill planning through the NJ EDA, to study the feasibility of removing waste at the landfill. Mr. Caminiti stated that this is a planning grant of \$100,000 and he reached out to NJEDA to see if the Borough is eligible for this grant. Mr. Caminiti stated that there is a \$1,000 fee to apply for the grant and Council needs to make the decision as to whether they want to apply and pay the fee. Mrs. Chandler asked if the funds could be used for other options other than removal of waste? Mr. Caminiti stated that it could. Mrs. Chandler asked if Council would be able to review the application before submittal and Mr. Caminiti responded affirmatively. Ms. Stern stated that the grant in the packet is specific to assessment for of removal of waste. Ms. Stern stated that she is not sure that we can change this too much. Mr. Caminiti stated that nothing has been submitted and no commitments have been made. Mrs. Chandler stated that she is not in favor of spending a dime on removal of waste at the landfill.

Resolution – Martucci – PFAS – Mr. Caminiti stated that this is a proposal from Rob Martucci who was successful in bringing Rocky Hill into compliance with regard to PFAS. Mr. Caminiti stated that he and Rick Smith met with Mr. Martucci and discussed the need to pursue funding for PFAS treatment. Mr. Caminiti stated that this is a proposal that would provide the Borough with services to see what kind of funding solutions are available should the Borough decide to go forward with PFAS treatment. Ms. Stern stated that she supports this idea, but she would like to see a detailed scope of work and time frame from when deliverables will be received. Ms. Angarone stated that she is not sure what the Borough is getting for this \$12,000 proposal. Mr. Valenza asked is this could be folded into a position that is being discussed for the administration office. Ms. Angarone stated that her understanding is that grants for PFAS treatment do not exist, but there are loans that are out there. Mr. Valenza reminded Council that we have some funds coming in from the class action settlements. After some discussion, Council agreed to hold off on approving this proposal at this time.

Shared Services Agreement - Hopewell Township – Dispatch – Mr. Caminiti stated that Hopewell Township has submitted an agreement for 2026 and 2027 reflecting a 5.4% increase each year and this will be on the agenda for approval at the February meeting.

Shared Services Agreement - Senior Center Cleaning -Mayor Davy stated that this agreement will also reflect a similar increase to the Dispatch agreement.

Procedure for Selection of Borough Engineer – Mayor Davy stated that the Borough has received proposals for engineering services and he is proposing that the Borough Administrator, Superintendent of Public Works, a member of the Public Works Committee and Personnel Committee and Jim Reilly from the Planning Board meet with a selection from the proposals received to interview and make a recommendation for engineering services going forward.

Review of Tentative Council Regular Agenda

Mayor Davy reviewed the following items for the Agenda for February 2, 2026. Mayor Davy stated that there will be two appointments for Alternates to the Planning Board, but he does not have a recommendation for Parks and Recreation at this time. Mayor Davy stated that Ordinances 1, 2 and 3 will be considered for Public Hearing and Adoption. Council briefly discussed the agreement for dispatch services. Mayor Davy stated that he will be asking for a committee to be formed consisting of a member of the public works committee, a member of the personnel committee, Rick Smith, GP Caminiti and Jim Reilly, Chair of the Planning Board to review and interview engineering proposals. Mayor Davy briefly reviewed the remaining items listed below and asked for questions from Council.

Mayor's Appointments

Fred Jacobs - Planning Board Alternate 1

Sarah Calabi - Planning Board - Alternate 2

Parks & Recreation Appointment

Ordinance 2026-1 - An Ordinance Increasing Rates Charged by the Pennington Borough Water and Sewer Utility, and Amending the Code of the Borough of Pennington

Ordinance 2026-2 - Ordinance Governing Use of the Borough Message Board

Ordinance 2026-3 - Ordinance Changing Enforcement Agencies Under the Borough Fire Prevention Code, Amending Chapter 104 of the Code of the Borough of Pennington

Resolution 2026-2.2 - Resolution Authorizing Payment of Bills

Resolution 2026-2.3 - Resolution Authorizing Amendments to the Temporary Budget

Resolution 2026-2.4 - Resolution Authorizing Budget Transfers

Resolution 2026-2.5 - Authorizing Raffle License for Trenton Cyrus Foundation

Resolution 2026-2.6 - Shared Services Agreement - Mercer County EMS Dispatch Services

Resolution - Art in the Park

Resolution - Appointment of Emergency Management Coordinator

Resolution - Renewal of Cannabis License

Open to the Public/ Public Comment

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There were no comments from the public.

CLOSED SESSION

AT, 9:05 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:

Open Space Acquisition (Alan Hershey)

Personnel - Succession Planning

Negotiations - EMT Services

Litigation - 15-17 N. Main

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

Council Member Stern made a motion to adjourn the regular meeting, second by Council Member Angarone with all members present voting in favor.