

**Pennington Borough Council
Work Session Meeting – May 26, 2026**

Mayor Davy called the Borough Council Work Session to order at 7:04 pm. The meeting was held via Zoom.

Borough Clerk GP Caminiti called the roll with Council Members Angarone, Chandler, Kassler-Taub, Rubenstein, Stern, and Mayor Davy in attendance.

Council Members absent: Council Member Valenza

Also present were Borough Clerk / Administrator GP Caminiti, Borough Attorney Walter Bliss, and Borough Planner, Jim Kyle.

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 Clerk acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.

Dan Pace, Pennington Resident, asked what the PR zone is in the zoning map and why the Hopewell Valley News is being discontinued as the official newspaper.

Mr. Kyle – Parks and Recreation zone. Mayor Davy – Pennington Borough received notice that Hopewell Valley News will no longer be publishing their paper.

There being no further public comment, Mayor Davy closed the public forum for this portion of the agenda.

Work Session Discussion Items

Wells Fargo Property: Request for Meeting by Developer

Mayor Davy announced that the developer for 2 Route 31, Pennington, NJ, the former Wells Fargo building, is requesting to have an informal meeting between Mayor Davy, Mr. Caminiti, Ms. Stern, and Ms. Kassler-Taub. They are still in the pre-concept plan stage.

The Council advised they have no objection to that informal meeting as long as they are provided with a read out of it. Mayor Davy agreed that they will provide council members not in attendance of the informal meeting with the developer a read out.

Land Use Ordinance Amendments: Review of Upcoming Amendments and Process (Jim Kyle)

Mr. Kyle presented the proposed land use ordinances that are in Master Plan.

Ms. Angarone asked why the OR zone is being changed.

Mr. Kyle – it gives more options for businesses and it is no longer required to have residential.

Ms. Chandler asked if a parking lot can be done near the dentist's office at 31 N. Main Street because in the OR zone it could not be.

Mr. Kyle will look into this.

Master Plan Implementation Steps - Process (Jim Kyle)

Mayor Davy – the administration and council will have an implementation plan that incorporates the action items in the Master Plan. They will also engage the Boards and Commissions of Pennington Borough for their input. The priority levels, assigned responsibilities, and action steps will also be implemented.

Redevelopment Planning Process (Wells Fargo; Blackwell; 12 N. Main Street; Landfill)

Mayor Davy – The Borough and the developers will schedule portions of work sessions to have discussions on one property. The Council will hear one developer presentation at a time for the proposed concepts.

The discussion to be had regarding the redevelopment properties for a concept will be to discuss stormwater management regulations and standards, consistency with zoning overlay, pedestrian safety, ingress/egress flow of traffic, impervious surface, traffic flow through intersections, wastewater/water generation and fire suppression.

Zoom Meeting Options to Prevent Meeting Disruptions

Mr. Caminiti – Pennington Borough’s IT department, Josh Dill, stated there should be a two-step authentication to avoid robot disruptions at these meetings.

Rejection of Bids for Lead Service Lines

Mayor Davy – A resolution will be put forward at the next Borough Council meeting on June 1, 2026 to reject all bids. The process with DEP will be done and I-Bank will be contacted to secure funding for the project and because of that it is necessary to reject all bids. I-Bank wants to be involved through the whole process.

Policy re: Distribution of Governing Body Email Addresses (N. Stern)

Council President Ms. Stern – This has been resolved with the Administrator.

Review of Tentative Council Regular Agenda

Environmental Commission Presentation - 2026 Agenda (Kieran John)

Proclamation: Gun Violence Awareness Day (Wear Orange)

Ordinance 2026-19: Amending Chapter 98 Fees for Borough Services

Ordinance 2026-20: Pertaining to Adjustment of Sewer Fees

Ordinance 2026-21: Establishing the Office of Deputy Clerk

Ordinance 2026-22 - Amending Bond Ordinance: Borough Hall

Resolution 2026-6.1 - Authorize Payment of Bills

Resolution 2026-6.2 - Appointing Deputy Registrar R. Tillou

Resolution 2026-6.3 - Amending Official Borough Newspapers and Signatories for 2026 – Official newspapers will be Mercer Me and Trenton Times.

Resolution 2026-6.4 - Liquor License Renewal – This is the annual liquor license for BORO Restaurant and bar.

Resolution 2026-6.5 - Approve Engineering Professional Services Agreement

Resolution 2026-6.6 - Rejecting Bids for Lead Service Lines

Ordinance 2026-23 - Amending Ordinance 2026-17 Rate of Compensation of Officers and Employees of the Borough of Pennington

Open to the Public/ Public Comment

Mayor Davy opened the meeting to the public. Due to no further comments from the public Mayor Davy closed the public forum.

CLOSED SESSION

AT, 8:20 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:

Sale of Retail Liquor License

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,

Robin Tillou
Deputy Clerk