



REGULAR COUNCIL MEETING - SEPTEMBER 8, 2026

AGENDA

Tuesday, September 08, 2026 at 7:00 PM

Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - GP Caminiti

Angarone; Chandler; Kassler-Taub; Rubenstein; Stern; Valenza; Mayor Davy

OPEN PUBLIC MEETINGS STATEMENT

Notice of this meeting has been posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

OPEN TO THE PUBLIC

The Meeting is now open to the public for comment. 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.

MAYOR'S BUSINESS

- 1.** Proclamation: Moment of Remembrance in Honor of Edwin Weed Tucker

PRESENTATIONS

- 2.** Butterfly and Bat Habitat - James Ottomanelli

MAYOR'S APPOINTMENTS

- 3.** Caitilin Dodd - Economic Development Commission

APPROVAL OF MINUTES

- 4.** Regular Meeting Minutes - 06-01-26
- 5.** Regular Meeting Minutes - 07-06-26
- 6.** Work Session Minutes - 06-29-26
- 7.** Work Session Minutes - 07-27-26

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

- 8.** Ordinance 2026 - 26 - An Ordinance Amending Chapter 215 "Zoning", to Implement Recommendations Contained in the Borough of Pennington Master Plan Adopted by the Planning Board on May 13, 2026
- 9.** Ordinance 2026 - 27 - Ordinance Requiring Escrow Fees from Potential Redevelopers in Connection with Redevelopment Matters Before Borough Council, and Amending the Code of the Borough of Pennington to Include a new Chapter 35 Concerning Redevelopment Matters

COMMITTEE REPORTS

- 10. Personnel / Economic Development** - Ms. Angarone
- 11. Public Works / Senior Advisory Board** - Ms. Stern
- 12. Finance / Public Safety / Open Space / Arboretum / Landfill** - Mrs. Chandler
- 13. Board of Health / Environmental Commission / Shade Tree** - Mr. Rubenstein
- 14. Planning Board / Historic Preservation / Parks & Recreation** - Ms. Kassler-Taub
- 15. Library Board / Hopewell Green Team / Net Zero Committee** - Mr. Valenza

COUNCIL DISCUSSION

NEW BUSINESS

- 16.** Resolution 2026 - 9.1 - Authorize Payment of Bills
- 17.** Resolution 2026 - 9.2 - Resolution to Request Amendment of the 2026 Adopted Budget (Chapter 159) To Insert a Special Item of Revenue and Appropriation for ANJEC Grant
- 18.** Resolution 2026 - 9.3 - Resolution to Request Amendment of the 2026 Adopted Budget (Chapter 159) to Insert a Special Item of Revenue and Appropriation for 2026 - Clean Communities
- 19.** Resolution 2026 - 9.4 - Resolution to Request Amendment of the 2026 Adopted Budget (Chapter 159) to Insert a Special Item of Revenue and Appropriation for Recycling Tonnage Grant
- 20.** Resolution 2026 - 9.5 - Resolution to Amend the 2026 Adopted Budget (Chapter 159) Special Items of Revenue and Appropriation for Alcohol Education, Rehabilitation and Enforcement Fund DWI
- 21.** Resolution 2026 - 9.6 - Resolution Authorizing Refund
- 22.** Resolution 2026 - 9.7 - Resolution Authorizing Refund of Electrical Permit Fee
- 23.** Resolution 2026 - 9.8 - Resolution Authorizing Municipal Clerk to Endorse ABC Application Drury Syndicate, LLC for Concert-Related Event on the Property of Howe Commons on October 10, 2026

- [24.](#) Resolution 2026 - 9.9 - Resolution Authorizing Municipal Clerk to Endorse ABC Application by The Pennington School for Reunion Event on the Property of First National Bank on October 10, 2026
- [25.](#) Resolution 2026 - 9.10 - Resolution Affirming the Disciplinary Findings and Recommendations of the Officer in Charge of the Police Department, Serving as Hearing Officer, Pursuant to Section 46-3 of the Borough Code
- [26.](#) Resolution 2026 - 9.11 - Resolution Authorizing Issuance of Request for Proposals for Spatial Needs Assessment and Feasibility Study to Resolve Space Needs of the Police Department in the Context of Overall Space Needs for Borough Operations

PROFESSIONAL REPORTS

Borough Clerk / Administrator - GP Caminiti

Borough Attorney - Walter Bliss

Chief Financial Officer - Lubna Muneer

Superintendent of Public Works - Rick Smith

Police - Lieutenant Burroughs

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CLOSED SESSION

AT, 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:

27. Personnel Matters

ADJOURNMENT

**PROCLAMATION BY THE MAYOR AND BOROUGH COUNCIL OF PENNINGTON
In Memory and Honor of Edwin Weed Tucker**

WHEREAS, Edwin Weed Tucker, born in Quincy, Massachusetts on August 11, 1935, made Pennington Borough his home from 1956 until his passing at the age of 91, a lifetime devoted to this community; and

WHEREAS, Edwin Weed Tucker earned his Bachelor of Arts from Hobart College in 1958 and shared 67 years of marriage with Beverly Sutton Tucker, a graduate of Westminster Choir College, together raising two sons and welcoming beautiful grandchildren into a life defined by partnership and service; and

WHEREAS, Edwin Weed Tucker served the United States Army as an overseas correspondent in Korea and as editor of the award-winning First Cavalry Division newspaper, "The Cavalier," carrying the discipline of that service into a career as a reporter for The Princeton Packet and, alongside his wife Bev, into a lifelong commitment to public service beginning in 1961; and

WHEREAS, Edwin Weed Tucker was first elected Mayor of Pennington Borough in 1976, and in his four years in that office was instrumental in building the Borough sewer system, reconstructing the Borough water tower, upgrading the Borough water lines, and revising the zoning Master Plan -- the foundational work of a town built to last; and

WHEREAS, Edwin Weed Tucker rose through the ranks of The Packet from reporter to second in command, served as executive secretary of the New Jersey Press Association beginning in 1976, founded Edwin W. Tucker & Associates in 1991, and joined the faculty of the Lawrenceville School in 1994, never wavering in each of these roles from his commitment to civic duty and open government; and

WHEREAS, Edwin Weed Tucker returned to public office in 2003 and was elected to the Borough Council for four consecutive terms, where his deep and irreplaceable knowledge of local history gave context and wisdom to the Borough's decisions; and

WHEREAS, Edwin Weed Tucker served on every Council Committee during his tenure and chaired, with distinction, the Public Safety Committee, the Finance Committee, and the Community Relations Committee for many years; and

WHEREAS, Edwin Weed Tucker gave of himself to Pennington and the greater Hopewell Valley through the Pennington Centennial Committee, the Pennington 125th Anniversary Committee, the Pennington Day Committee, the Friends of the Pennington Public Library, the Hopewell Valley Historical Society (a Charter member since 1975), the Pennington Business & Professional Association, and the Senior Advisory Board; and

WHEREAS, Edwin Weed Tucker was, at the time of his passing, Vice President of the Hopewell Valley Veterans Association, and stood as a lifelong champion of Emergency Services and of the Hopewell Valley September 11th and Emergency Services Memorial, ensuring this community never forgets what it owes to those who protect it; and

WHEREAS, the life of Edwin Weed Tucker stands as a model of what one person's steady, sustained devotion can build within a community -- in its infrastructure, its institutions, its memory, and its people;

NOW, THEREFORE, BE IT PROCLAIMED THAT, I, James M. Davy, Mayor of the Borough of Pennington, together with the Council, do hereby honor and forever remember the life, legacy, and accomplishments of Mr. Edwin "Weed" Tucker, and extend to his family our deepest gratitude and heartfelt condolences on this 8th day of September, 2026.

BE IT FURTHER PROCLAIMED THAT, in his honor, the flags of the Borough of Pennington, shall be flown at half-staff.

Given this 8th day of September 2026, in Pennington, New Jersey.

James M. Davy, Mayor Borough of Pennington

**PENNINGTON BOROUGH PLANNING BOARD
MEMORANDUM**

TO: Mayor and Borough Council

FROM: Robin Tillou
Land Use Administrator

DATE: August 13, 2026

RE: **ORDINANCE 2026-26** - An Ordinance Amending Chapter 215 “Zoning”,
to Implement Recommendations Contained in the Borough of
Pennington Master Plan Adopted by the Planning Board on
May 13, 2026

The Planning Board has reviewed the above referenced ordinance at their August 13, 2026 Planning Board meeting that Council had introduced at their August 3, 2026 Council meeting. Following the Boards review and discussion of the ordinance at the Board’s public meeting on August 12, 2026 the Board determined that the ordinance is **not inconsistent with the Master Plan**.

The one recommendation was suggested language clarification to Sec. 215-52B in Section XI of the ordinance concerning the 25% requirement for additions to non-conforming buildings. The suggestion is that it should specify the 25% is applied to the non-conforming section only. Mr. Kyle will provide the clarifying language prior to the Council meeting on September 8, 2026. The Board legal counsel found this to be a minor change/clarification that will not substantially alter the substance of the ordinance as per NJSA 40:40-2.

**BOROUGH OF PENNINGTON
ORDINANCE 2026-26**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, TO IMPLEMENT
RECOMMENDATIONS CONTAINED IN THE BOROUGH OF PENNINGTON MASTER PLAN
ADOPTED BY THE PLANNING BOARD ON MAY 13, 2026**

WHEREAS, the Borough of Pennington Planning Board, through a public process and in conformance with the requirements of the New Jersey Municipal Land Use Law, on May 13, 2026 adopted a new Master Plan; and

WHEREAS, the Land Use Plan Element adopted as part of the Borough Master Plan contained a number of recommendations for changes to zoning district boundaries, including the elimination of certain districts and overlay districts, the creation of new districts and amendments to existing zoning provisions; and

WHEREAS, the Mayor and Council desire to implement certain recommendations at this time.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Pennington, in the County of Mercer and State of New Jersey as follows:

Section I. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215-64 is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-64 Zoning Map.

The boundaries of all zone districts shall be shown on a map attached to and made a part of this chapter and titled “Zoning Map”, dated ~~March 2026~~ July 2026. Said map and all notations and references thereon are hereby incorporated into and declared to be a part of this chapter.

Section II. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.70 “O-R Office-Residence Zone” is hereby repealed in its entirety.

Section III. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.71.1 “TCB Town Center Buffer Zone” is hereby repealed in its entirety.

Section IV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.73 “O-B Office (Building) Business Zone” is hereby repealed in its entirety.

Section V. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.74 “P-O Professional Office Zone” is hereby repealed in its entirety.

Section VI. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.77 “MU-1 Mixed Use Zone” is hereby repealed in its entirety and retitled “E-3 Education Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-77 E-3 Education Zone

A. Permitted primary uses. The permitted primary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Public schools.
- (2) Administrative offices and facilities of the Hopewell Valley Regional School District.

B. Permitted secondary uses. The permitted secondary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Garage and storage buildings necessary to store any vehicles, equipment or materials on the premises, in conjunction with a permitted primary use.
- (2) School-related off-street parking facilities, including those for the storage of school buses operated by the Hopewell Valley Regional School District.
- (3) School-related maintenance, utility and service facilities.
- (4) Playground equipment, sports courts and playing fields.
- (5) Signage.
- (6) Utility structures.
- (7) Fences.

Section VII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78 “MU-2 Mixed Use Zone” is hereby repealed in its entirety and retitled “PR Parks and Recreation Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-78 PR Parks and Recreation Zone.

- A. Permitted primary uses. The permitted primary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Publicly owned park and recreation facilities.
 - (2) Cemeteries.
- B. Permitted secondary uses. The permitted secondary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Off-street parking facilities.
 - (2) Restroom facilities.
 - (3) Playing fields and sports courts.
 - (4) Playground equipment and fitness stations.
 - (5) Gazebos, pavilions and other shade structures.
 - (6) Amphitheater, band shell or stage structures.
 - (7) Gardens, community gardens and wildlife habitats.
 - (8) Tables, benches, bike racks, seating and other site furniture.
 - (9) Signage, including interpretive signage.
 - (10) Sheds or other storage structures for maintenance equipment.
 - (11) Other temporary uses approved by permit issued by the Borough, including but not limited to concerts, festivals, markets, vendors selling food or wares, concessions and food trucks.

Section VIII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78.2 “Route 31 Corridor Business Overlay Zone”, is hereby repealed in its entirety.

Section X. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.72 “B-H Highway Business Zone”, is hereby retitled “C-B Crossroads Business Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-72 C-B Crossroads Business Zone. The purpose of the Crossroads Business Zone is to provide opportunity for a variety of commercial uses that are compatible with the goal of reducing congestion, improving pedestrian safety, minimizing access points to adjacent roadways through shared access and improving stormwater management to address flooding.

A. Permitted primary uses. The permitted primary uses allowed in the C-B Crossroads Business Zone shall be as follows:

(1) Retail business and personal service establishments which are clearly of a community service character, such as, but not limited to, the following:

- (a) Retail shops and markets, including the sale of food items or clothing.
- (b) Drug and pharmaceutical stores.
- (c) Barbers, beauty salons and nail salons.
- (d) Makerspace, art galleries and studios for photography and dance.
- (e) Restaurants without drive through facilities.
- (f) Business and professional offices, banks, and financial institutions.
- (g) Commercial schools conducted for profit.
- (h) Medical, dental, physical therapy office or urgent care.
- (i) Distillery or craft brewery.
- (j) Commercial and indoor recreation including virtual reality and sports simulators.
- (j) Fitness studios and gyms.

(2) Other business uses similar in scale and service nature to those permitted above.

B. Permitted secondary uses. The permitted secondary uses allowed in the C-B Crossroads Business Zone shall be as follows:

- (1) Off-street parking facilities for the use of customers and employees.
 - (2) Private garage space for the storage of commercial vehicles used in conjunction with a permitted business use.
- C. Conditional uses. The conditional uses allowed in the C-B Crossroads Business Zone shall be as follows and shall

be further subject to the provisions of Article VIII:

(1) Public utility uses.

(2) Cannabis retailers (without cannabis consumption areas).

[Added 8-9-2021 by Ord. No. 2021-9]

(3) Cannabis delivery services.

[Added 8-9-2021 by Ord. No. 2021-9]

(4) Medical cannabis dispensaries (without cannabis consumption areas).

[Added 8-9-2021 by Ord. No. 2021-9]

D. Prohibited uses. Any use not hereby specifically permitted in the C-B Crossroads Business Zone is prohibited. The following uses are hereby specifically prohibited:

[Added 8-9-2021 by Ord. No. 2021-9[1]]

(1) Cannabis cultivators, cannabis manufacturers, cannabis wholesalers, cannabis distributors, medical cannabis cultivators, medical cannabis manufacturers and clinical registrants.

(2) Gas stations, service stations or a gas or service station in combination with a convenience store.

[1]Editor's Note: This ordinance also provided for the redesignation of former Subsection D as Subsection E.

E. Other provisions and requirements.

(1) Off-street parking space for the use of customers and employees shall be provided as provided below. Shared parking strategies may be utilized and are encouraged.

(a) Retail : one space for each 250 square feet of floor area.

(b) Distillery, craft brewer, personal service, fitness studios, gyms, makerspace and studios: one space for each 300 square feet of floor area.

(c) Professional, medical and business offices: one space for each 200 square feet of floor area.

(d) Restaurants: one space for each four seats, plus one space for each two employees.

(e) Commercial and indoor recreation: one space for each 350 square feet of floor area.

(2) Truck loading and unloading facilities shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street. Such space shall not infringe upon area required for off-street parking.

(3) Parking areas may be located within any of the required yard areas, provided they are not within 25 feet of the boundary of a residence zone or 10 feet of a street line. Driveways shall be limited to the number that are required for safe and reasonable access and shall be in accordance with the standards specified in Figure 1, or in the case of State or County roads, in accordance with applicable standards of the reviewing agency.[2] Wherever practical, acceleration and deceleration lanes shall be provided. Shared access and cross access is encouraged.

[2]Editor's Note: Figure 1 is included as an attachment to this chapter.

(5) Crosswalks at driveways shall utilize high-visibility markings to enhance pedestrian safety.

(6) All sidewalks shall be separated from the curb by a minimum of three feet.

(4) As further provided in Article VIII, the operating hours of cannabis retailers and medical cannabis dispensaries shall be exclusively from 9:00 a.m. to 8:00 p.m. daily.

[Added 8-9-2021 by Ord. No. 2021-9]

Section XI. Chapter 215 of the Borough Code "Zoning", Article V "Nonconforming uses", section 215.52 "Continuation of use of existing buildings", is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-52 Continuation of use of existing buildings.

Except as otherwise provided in this article, the lawful use of buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such building is located; provided, however, that:

A. No nonconforming lot shall be further reduced in size.

B. No nonconforming building shall be enlarged, extended or increased, provided, however, that alterations or enlargements that do not increase the degree of nonconformity are permitted. Increasing the degree of nonconformity related to required front, side or rear yard setbacks shall be permitted so long as such alteration or enlargement represents a 25% or less increase as compared to the original length of the building plane or portion of the building plane that is nonconforming. Increasing the degree of nonconformity by construction or alteration is considered to be a further reduction of permitted front, side or rear yard setbacks or further increase over permitted lot coverage or further increase in building height..

Section XII. Chapter 215 of the Borough Code "Zoning", Article V "Nonconforming uses", section 215.57 "Alterations", is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-57 Alterations.

A nonconforming building that is partially destroyed may be reconstructed to its original condition but not enlarged or extended unless in conformance with the requirements of §215-52.B. Nothing in this section shall limit the ability to reconstruct only a portion of a building that is partially destroyed provided previous nonconforming conditions that existed at the time of partial destruction are not exceeded.

Section XIII. Chapter 215 of the Borough Code “Zoning”, Article II “General Regulations”, is hereby amended to add new section 215-28.1 “Keeping of chickens” as follows:

§ 215-28.1 Keeping of chickens. The keeping of chickens shall be permitted on residential properties in the R-80 and R-100 zones that conform to the minimum lot area requirement for the zone in which the property is located subject to the following requirements:

- A. The keeping of chickens shall be prohibited on multiunit properties, including any property in common ownership as part of a homeowner’s association or owned or maintained by a management company or landlord.
- B. The keeping of chickens shall be prohibited on nonresidential properties and residential properties that do not meet the minimum lot size for the zone district in which the property is located.
- C. A maximum of nine (9) chickens may be kept on any one property.
- D. Roosters shall be prohibited.
- E. Chickens shall be provided an enclosure which is covered, ventilated, and predator/rodent resistant. Said enclosure shall provide a minimum of four (4) square feet per bird when outdoor space of equal or greater space is provided or ten (10) square feet per bird where outdoor space of equal or greater space is not provided. Enclosures shall be located within rear yards only and only one (1) enclosure shall be permitted on any property.
- F. Chickens and their enclosure shall be contained within an area completely enclosed by fencing a minimum of four (4) feet in height. Chickens shall not be permitted to roam freely outside of fenced areas.
- G. The enclosure and any fenced run shall be well drained so there is no accumulation of moisture. The floors and walls of the enclosure shall be kept in a clean and sanitary condition, with all droppings collected at least weekly. Animal solid waste shall be kept in a covered and secured container until composted, applied as fertilizer or transported off-premises.
- H. All enclosures shall be a minimum of 5 feet from a side or rear lot line.
- I. Any exterior lighting proposed shall be shielded so as not to shine on adjacent properties.

Section XIV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, Section 215-66 concerning the Schedule of Area, Yard and Building Regulations, is hereby amended (with deletions crossed out and new language underlined) as noted below. The referenced Schedule of Area, Yard and Building Regulations dated July 2026 in the form attached to this ordinance is hereby adopted and substituted for the previous Schedule.

§ 215-66 Schedule of Area, Yard and Building Regulations.

The Schedule of Area, Yard and Building Regulations dated July 2026 sets forth the regulations of this chapter with respect to minimum lot size, yard widths, maximum lot coverage, maximum height and minimum floor area for each of the various zones. Unless modified elsewhere in this chapter, such standards shall be deemed to be the minimum requirements or maximum intensity permitted to each of the several zones.^{[11](#)}

Section XV. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Pennington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section XVI. Effective Date.

This ordinance shall take effect immediately upon passage and publication as prescribed by law.

Introduced: Aug. 3, 2026

Advertised: _____

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST:

APPROVED:

Gian-Paolo Caminiti, Borough Clerk

James Davy, Mayor

RECORD OF COUNCIL VOTE ON INTRODUCTION

COUNCILMAN	AYE	NAY	N.V	A.B	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X		.	.	Rubenstein	S			
Chandler	M				Stern	X			
Kassler-Taub				X	Valenza				X

RECORD OF COUNCIL VOTE ON ADOPTION

COUNCILMAN	AYE	NAY	N.V	A.B	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone			.	.	Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

**BOROUGH OF PENNINGTON
ORDINANCE 2026-26**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, TO IMPLEMENT
RECOMMENDATIONS CONTAINED IN THE BOROUGH OF PENNINGTON MASTER PLAN
ADOPTED BY THE PLANNING BOARD ON MAY 13, 2026**

WHEREAS, the Borough of Pennington Planning Board, through a public process and in conformance with the requirements of the New Jersey Municipal Land Use Law, on May 13, 2026 adopted a new Master Plan; and

WHEREAS, the Land Use Plan Element adopted as part of the Borough Master Plan contained a number of recommendations for changes to zoning district boundaries, including the elimination of certain districts and overlay districts, the creation of new districts and amendments to existing zoning provisions; and

WHEREAS, the Mayor and Council desire to implement certain recommendations at this time.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Pennington, in the County of Mercer and State of New Jersey as follows:

Section I. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215-64 is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-64 Zoning Map.

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Section II. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.70 “O-R Office-Residence Zone” is hereby repealed in its entirety.

Section III. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.71.1 “TCB Town Center Buffer Zone” is hereby repealed in its entirety.

Section IV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.73 “O-B Office (Building) Business Zone” is hereby repealed in its entirety.

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Section VI. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.77 “MU-1 Mixed Use Zone” is hereby repealed in its entirety and retitled “E-3 Education Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-77 E-3 Education Zone

A. Permitted primary uses. The permitted primary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Public schools.
- (2) Administrative offices and facilities of the Hopewell Valley Regional School District.

B. Permitted secondary uses. The permitted secondary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Garage and storage buildings necessary to store any vehicles, equipment or materials on the premises, in conjunction with a permitted primary use.
- (2) School-related off-street parking facilities, including those for the storage of school buses operated by the Hopewell Valley Regional School District.
- (3) School-related maintenance, utility and service facilities.
- (4) Playground equipment, sports courts and playing fields.
- (5) Signage.
- (6) Utility structures.
- (7) Fences.

Section VII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78 “MU-2 Mixed Use Zone” is hereby repealed in its entirety and retitled “PR Parks and Recreation Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-78 PR Parks and Recreation Zone.

- A. Permitted primary uses. The permitted primary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Publicly owned park and recreation facilities.
 - (2) Cemeteries.
- B. Permitted secondary uses. The permitted secondary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Off-street parking facilities.
 - (2) Restroom facilities.
 - (3) Playing fields and sports courts.
 - (4) Playground equipment and fitness stations.
 - (5) Gazebos, pavilions and other shade structures.
 - (6) Amphitheater, band shell or stage structures.
 - (7) Gardens, community gardens and wildlife habitats.
 - (8) Tables, benches, bike racks, seating and other site furniture.
 - (9) Signage, including interpretive signage.
 - (10) Sheds or other storage structures for maintenance equipment.
 - (11) Other temporary uses approved by permit issued by the Borough, including but not limited to concerts, festivals, markets, vendors selling food or wares, concessions and food trucks.

Section VIII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78.2 “Route 31 Corridor Business Overlay Zone”, is hereby repealed in its entirety.

Section X. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.72 “B-H Highway Business Zone”, is hereby retitled “C-B Crossroads Business Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-72 C-B Crossroads Business Zone. The purpose of the Crossroads Business Zone is to provide opportunity for a variety of commercial uses that are compatible with the goal of reducing congestion, improving pedestrian safety, minimizing access points to adjacent roadways through shared access and improving stormwater management to address flooding.

A. Permitted primary uses. The permitted primary uses allowed in the C-B Crossroads Business Zone shall be as follows:

(1) Retail business and personal service establishments which are clearly of a community service character, such as, but not limited to, the following:

- (a) Retail shops and markets, including the sale of food items or clothing.
- (b) Drug and pharmaceutical stores.
- (c) Barbers, beauty salons and nail salons.
- (d) Makerspace, art galleries and studios for photography and dance.
- (e) Restaurants without drive through facilities.
- (f) Business and professional offices, banks, and financial institutions.
- (g) Commercial schools conducted for profit.
- (h) Medical, dental, physical therapy office or urgent care.
- (i) Distillery or craft brewery.
- (j) Commercial and indoor recreation including virtual reality and sports simulators.
- (j) Fitness studios and gyms.

(2) Other business uses similar in scale and service nature to those permitted above.

B. Permitted secondary uses. The permitted secondary uses allowed in the C-B Crossroads Business Zone shall be as follows:

- (1) Off-street parking facilities for the use of customers and employees.
 - (2) Private garage space for the storage of commercial vehicles used in conjunction with a permitted business use.
- C. Conditional uses. The conditional uses allowed in the C-B Crossroads Business Zone shall be as follows and shall

be further subject to the provisions of Article VIII:

- (1) Public utility uses.
- (2) Cannabis retailers (without cannabis consumption areas).
[Added 8-9-2021 by Ord. No. 2021-9]
- (3) Cannabis delivery services.
[Added 8-9-2021 by Ord. No. 2021-9]
- (4) Medical cannabis dispensaries (without cannabis consumption areas).
[Added 8-9-2021 by Ord. No. 2021-9]

D. Prohibited uses. Any use not hereby specifically permitted in the C-B Crossroads Business Zone is prohibited. The following uses are hereby specifically prohibited:

[Added 8-9-2021 by Ord. No. 2021-9[1]]

- (1) Cannabis cultivators, cannabis manufacturers, cannabis wholesalers, cannabis distributors, medical cannabis cultivators, medical cannabis manufacturers and clinical registrants.
- (2) Gas stations, service stations or a gas or service station in combination with a convenience store.

[1]Editor's Note: This ordinance also provided for the redesignation of former Subsection D as Subsection E.

E. Other provisions and requirements.

- (1) Off-street parking space for the use of customers and employees shall be provided as provided below. Shared parking strategies may be utilized and are encouraged.

- (a) Retail : one space for each 250 square feet of floor area.
- (b) Distillery, craft brewer, personal service, fitness studios, gyms, makerspace and studios: one space for each 300 square feet of floor area.
- (c) Professional, medical and business offices: one space for each 200 square feet of floor area.
- (d) Restaurants: one space for each four seats, plus one space for each two employees.
- (e) Commercial and indoor recreation: one space for each 350 square feet of floor area.

- (2) Truck loading and unloading facilities shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street. Such space shall not infringe upon area required for off-street parking.

- (3) Parking areas may be located within any of the required yard areas, provided they are not within 25 feet of the boundary of a residence zone or 10 feet of a street line. Driveways shall be limited to the number that are required for safe and reasonable access and shall be in accordance with the standards specified in Figure 1, or in the case of State or County roads, in accordance with applicable standards of the reviewing agency.[2] Wherever practical, acceleration and deceleration lanes shall be provided. Shared access and cross access is encouraged.

[2]Editor's Note: Figure 1 is included as an attachment to this chapter.

- (5) Crosswalks at driveways shall utilize high-visibility markings to enhance pedestrian safety.
- (6) All sidewalks shall be separated from the curb by a minimum of three feet.
- (4) As further provided in Article VIII, the operating hours of cannabis retailers and medical cannabis dispensaries shall be exclusively from 9:00 a.m. to 8:00 p.m. daily.

[Added 8-9-2021 by Ord. No. 2021-9]

Section XI. Chapter 215 of the Borough Code “Zoning”, Article V “Nonconforming uses”, section 215.52 “Continuation of use of existing buildings”, is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-52 Continuation of use of existing buildings.

Except as otherwise provided in this article, the lawful use of buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such building is located; provided, however, that:

- A. No nonconforming lot shall be further reduced in size.
- B. No nonconforming building shall be enlarged, extended or increased, provided, however, that alterations or enlargements that do not increase the degree of nonconformity are permitted. Increasing the degree of nonconformity related to required front, side or rear yard setbacks shall be permitted so long as such alteration or enlargement represents a 25% or less increase as compared to the original length of the building plane or portion of the building plane that is nonconforming. Increasing the degree of nonconformity by construction or alteration is considered to be a further reduction of permitted front, side or rear yard setbacks or further increase over permitted lot coverage or further increase in building height..

Section XII. Chapter 215 of the Borough Code “Zoning”, Article V “Nonconforming uses”, section 215.57 “Alterations”, is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-57 Alterations.

A nonconforming building that is partially destroyed may be reconstructed to its original condition but not enlarged or extended unless in conformance with the requirements of §215-52.B. Nothing in this section shall limit the ability to reconstruct only a portion of a building that is partially destroyed provided previous nonconforming conditions that existed at the time of partial destruction are not exceeded.

Section XIII. Chapter 215 of the Borough Code “Zoning”, Article II “General Regulations”, is hereby amended to add new section 215-28.1 “Keeping of chickens” as follows:

§ 215-28.1 Keeping of chickens. The keeping of chickens shall be permitted on residential properties in the R-80 and R-100 zones that conform to the minimum lot area requirement for the zone in which the property is located subject to the following requirements:

- A. The keeping of chickens shall be prohibited on multiunit properties, including any property in common ownership as part of a homeowner’s association or owned or maintained by a management company or landlord.
- B. The keeping of chickens shall be prohibited on nonresidential properties and residential properties that do not meet the minimum lot size for the zone district in which the property is located.
- C. A maximum of nine (9) chickens may be kept on any one property.
- D. Roosters shall be prohibited.
- E. Chickens shall be provided an enclosure which is covered, ventilated, and predator/rodent resistant. Said enclosure shall provide a minimum of four (4) square feet per bird when outdoor space of equal or greater space is provided or ten (10) square feet per bird where outdoor space of equal or greater space is not provided. Enclosures shall be located within rear yards only and only one (1) enclosure shall be permitted on any property.
- F. Chickens and their enclosure shall be contained within an area completely enclosed by fencing a minimum of four (4) feet in height. Chickens shall not be permitted to roam freely outside of fenced areas.
- G. The enclosure and any fenced run shall be well drained so there is no accumulation of moisture. The floors and walls of the enclosure shall be kept in a clean and sanitary condition, with all droppings collected at least weekly. Animal solid waste shall be kept in a covered and secured container until composted, applied as fertilizer or transported off-premises.
- H. All enclosures shall be a minimum of 5 feet from a side or rear lot line.
- I. Any exterior lighting proposed shall be shielded so as not to shine on adjacent properties.

Section XIV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, Section 215-66 concerning the Schedule of Area, Yard and Building Regulations, is hereby amended (with deletions crossed out and new language underlined) as noted below. The referenced Schedule of Area, Yard and Building Regulations dated July 2026 in the form attached to this ordinance is hereby adopted and substituted for the previous Schedule.

§ 215-66 Schedule of Area, Yard and Building Regulations.

The Schedule of Area, Yard and Building Regulations dated July 2026 sets forth the regulations of this chapter with respect to minimum lot size, yard widths, maximum lot coverage, maximum height and minimum floor area for each of the various zones. Unless modified elsewhere in this chapter, such standards shall be deemed to be the minimum requirements or maximum intensity permitted to each of the several zones.^{[11](#)}

Section XV. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Pennington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section XVI. Effective Date.

This ordinance shall take effect immediately upon passage and publication as prescribed by law.

Introduced: Aug. 3, 2026

Advertised: _____

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST:

APPROVED:

Gian-Paolo Caminiti, Borough Clerk_____
James Davy, Mayor**RECORD OF COUNCIL VOTE ON INTRODUCTION**

COUNCILMAN	AYE	NAY	N.V	A.B	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X		.	.	Rubenstein	S			
Chandler	M				Stern	X			
Kassler-Taub				X	Valenza				X

RECORD OF COUNCIL VOTE ON ADOPTION

COUNCILMAN	AYE	NAY	N.V	A.B	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone			.	.	Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.2**

**RESOLUTION TO REQUEST AMENDMENT OF THE 2026 ADOPTED BUDGET
(CHAPTER 159) TO INSERT A SPECIAL ITEM OF REVENUE AND APPROPRIATION FOR
ANJEC GRANT**

WHEREAS, NJSA 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Pennington has received a grant in the amount of \$1,500.00 from the State of New Jersey for a Recycling Tonnage Grant; and

WHEREAS, the Borough wishes to amend its 2026 Budget to include this amount as a special item of revenue and appropriation;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Pennington hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2026 in the sum of \$1,500.00, which is now available as revenue from:

ANJEC Grant

BE IT FURTHER RESOLVED that a like sum of \$1,500.00 be and the same is hereby appropriated under the caption of:

ANJEC Grant

BE IT FURTHER RESOLVED that the Borough Clerk file the required documents with the Director of Local Government Services.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026

GP Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.3**

**RESOLUTION TO REQUEST AMENDMENT OF THE 2026 ADOPTED BUDGET
(CHAPTER 159) TO INSERT A SPECIAL ITEM OF REVENUE AND APPROPRIATION FOR
2026 – CLEAN COMMUNITIES**

WHEREAS, NJSA 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Pennington has received a grant in the amount of \$6,700.31 from the State of New Jersey – for the 2026 Clean Communities Grant; and

WHEREAS, the Borough wishes to amend its 2026 Budget to include this amount as a special item of revenue and appropriation;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Pennington hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2026 in the sum of \$6,700.31, which is now available as revenue from:

2026 – Clean Communities Grant

BE IT FURTHER RESOLVED that a like sum of \$6,700.31 be and the same is hereby appropriated under the caption of:

2026 – Clean Communities Grant

BE IT FURTHER RESOLVED that the Borough Clerk file the required documents with the Director of Local Government Services.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Marciante				
Chandler					Stern				
Gnatt					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

GP Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 9.4**

**RESOLUTION TO REQUEST AMENDMENT OF THE 2026 ADOPTED BUDGET
(CHAPTER 159) TO INSERT A SPECIAL ITEM OF REVENUE AND APPROPRIATION FOR
RECYCLING TONNAGE GRANT**

WHEREAS, NJSA 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Pennington has received a grant in the amount of \$12,217.63 from the State of New Jersey for a Recycling Tonnage Grant; and

WHEREAS, the Borough wishes to amend its 2026 Budget to include this amount as a special item of revenue and appropriation;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Pennington hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2026 in the sum of \$12,217.63, which is now available as revenue from:

Recycling Tonnage Grant

BE IT FURTHER RESOLVED that a like sum of \$12,217.63 be and the same is hereby appropriated under the caption of:

Recycling Tonnage Grant

BE IT FURTHER RESOLVED that the Borough Clerk file the required documents with the Director of Local Government Services.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

GP Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 9.5**

**RESOLUTION TO AMEND THE 2026 ADOPTED BUDGET (CHAPTER 159)
SPECIAL ITEMS OF REVENUE AND APPROPRIATION FOR
ALCOHOL EDUCATION, REHABILITATION AND ENFORCEMENT FUND DWI**

WHEREAS, NJSA 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Pennington has received \$396.67 from the Alcohol Education, Rehabilitation and Enforcement Fund DWI and wishes to amend its 2026 Budget to include a portion of this amount as revenue;

NOW THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Pennington hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2026 in the sum of \$396.67, which is now available as revenue from:

Alcohol Education, Rehabilitation and Enforcement Fund DWI

BE IT FURTHER RESOLVED that a like sum of \$396.67 be and the same is hereby appropriated under the caption of:

Alcohol Education, Rehabilitation and Enforcement Fund DWI

BE IT FURTHER RESOLVED that the Borough Clerk forward two copies of this resolution to the Director of Local Government Services.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

Adopted at a Meeting of the Borough Council of the Borough of Pennington, on September 08, 2026.

GP Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.6**

RESOLUTION OF AUTHORIZING REFUND

WHEREAS, Theresa Clark paid the security deposit for Kunkel Park on January 28, 2026;

WHEREAS, Theresa Clark requests a refund of a security deposit

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for this purpose, Purchase Order # 26-00582.

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the Mayor is hereby authorized to refund security deposit in the amount of \$500.00 to Theresa Clark.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.7**

**RESOLUTION AUTHORIZING REFUND
OF ELECTRICAL PERMIT FEE**

WHEREAS George Marko Electrical Construction LLC applied and paid for the electrical permit # 26-00094 that was issued to him on August 4, 2026

WHEREAS, the owner, Dan Haugton no longer wants the work to be done and is requesting a refund of \$ 75.00 not including the amount of \$9.00 State DCA permit fees

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for this purpose, Purchase Order # 26-00581.

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the Mayor is hereby authorized to refund electrical permit fees in the amount of \$75.00 for Block 1002, lot 44, 1 Baldwin Court is hereby authorized to be refunded to George Marko Electrical Construction LLC.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.8**

**RESOLUTION AUTHORIZING MUNICIPAL CLERK TO
ENDORSE ABC APPLICATION BY DRUERY SYNDICATE LLC
FOR CONCERT-RELATED EVENT ON THE PROPERTY OF HOWE
COMMONS ON OCTOBER 10, 2026**

WHEREAS, on Saturday, October 10, 2026, from 4 to 9 PM, the Borough of Pennington, through its Parks and Recreation Commission, is sponsoring a Community concert event featuring music, food, drink and fun for the community;

WHEREAS, the event will be held on the lawn of Howe Commons, located at 65 South Main Street in Pennington, which is privately owned by Private Hayley Knopple Property Manager Premium Property Management LLC, based in Haddonfeld, New Jersey, which has given permission for the event;

WHEREAS, in conjunction with the event the Druery Syndicate LLC (“Druery”) will serve alcoholic beverages to persons 21 years of age and older in a fenced-off restricted-access location on the lawn of Howe Commons;

WHEREAS, Druery Syndicate LLC is applying to ABC for a permit to conduct a Limited Brewery Off-Premises Event covering the sale of alcoholic beverages as described during the 4 to 9 PM community event;

WHEREAS, Druery will have a cash bar and dispense malt alcoholic beverages in 16-ounce cups at the site depicted in the attached sketch;

WHEREAS, ABC has required Druery to address age verification to prevent underage consumption, security personnel, prevention of intoxication, and other subjects relevant to public health and safety;

WHEREAS, Druery represents that it will have a sign at the entrance to the fenced-in site stating that no drinks are allowed outside the fence; and it will have four (4) Tips-Certified employees on site, one near the front entrance to keep drinks inside the fenced-in area as well as watch for pass-offs, one stationed in the front/middle of the site to monitor for pass-offs and other prohibited behavior, and two booth attendants who will check id’s and apply wristbands to age-eligible customers for easy identification;

WHEREAS, approximately 100 people are expected to frequent the Druery site;

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 Druery Syndicate LLC 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 Druery provide to the Borough a certificate of liability insurance confirming adequate general liability, liquor law liability and automobile liability insurance with minimum limits of \$1 million per occurrence, employer's liability insurance with minimum limits of \$500,000 per occurrence, and workers' compensation coverage as required by law;
3. that Druery's application be approved by ABC; and
4. that Druery complies with all representations made in support of the application and such additional requirements as may be imposed by ABC, except the hours of operation shall be exclusively from 4PM to 9 PM, and there shall be no sale of package goods.

Record of Council Vote on Passage

Councilman	aye	nay	n.v.	a.b.	Councilman	aye	nay	n.v.	a.b.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk

Inventory for Limited Brewery Off-Premises Events

Brand Number	Brand/Lable Name	Quantity	Consumption
805822	Chapter 26	2-5 gallon keg	16oz Cups
768265	Yard Squatch	2-5 gallon keg	16oz cups
796564	Hwhip It Hwha?	2-5 gallon keg	16oz cups
804675	Wenig Weizen	2-5 gallon keg	16oz cups
750670	Mueller...	2-5 gallon keg	16oz cups
761585	Cinco de Maizo	2-5 gallon keg	16oz cups
750669	Karne	2-5 gallon keg	16oz cups
804672	Dark After Five	2-5 gallon keg	16oz cups

4 Different beers will be selected based on current availability
 There will be a total of 40 gallons brought to the event between 8 kegs.
 All beers on site will be properly registered via ABC portal

Package Good Comment

Yes
Yes
Yes
Yes
Yes
Yes
Yes
Yes

Hygeia Consulting Group



Susan J. Edwards, PhD

Item 23.

Transitional Development
Group



Transitional Massage
& Wellness



Food Vendor

X Druery Staff

ENTRY EXIT

Howe Commons



Druery Staff



MUSIC



Druery Staff

DRUERY TENT



Police in the area



Willow Tree
Massage Therapy

65

65

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.9**

**RESOLUTION AUTHORIZING MUNICIPAL CLERK TO
ENDORSE ABC APPLICATION BY THE PENNINGTON
SCHOOL FOR REUNION EVENT ON THE PROPERTY OF
FIRST NATIONAL BANK ON OCTOBER 10, 2026**

WHEREAS, on Saturday, October 10, 2026, from 7 to 10 PM, The Pennington School is holding a reunion of 5-year graduates inside the premises of the former First National Bank, now the offices of Rush Precious Metal LLC, located at 1 Main Street in Pennington, to which the graduates will purchase tickets and all proceeds will go to the School;

WHEREAS, the premises are owned by Bruce Vinci, who has given permission for the event;

WHEREAS, the School will serve alcoholic beverages to the ticketed guests, including wine, beer and distilled spirits, and is therefore applying to ABC for a Social Affair permit for authorization to do so;

WHEREAS, the School's trained staff will serve the guests and check id's, although all of the guests are expected to be 21 years of age or older;

WHEREAS, approximately 30 people are expected to attend the event;

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 The Pennington School 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 Pennington School provide to the Borough a certificate of liability insurance confirming adequate general liability, liquor law liability and automobile liability insurance with minimum limits of \$1 million per occurrence, employer's liability insurance with minimum limits of \$500,000 per occurrence, and workers' compensation coverage as required by law;

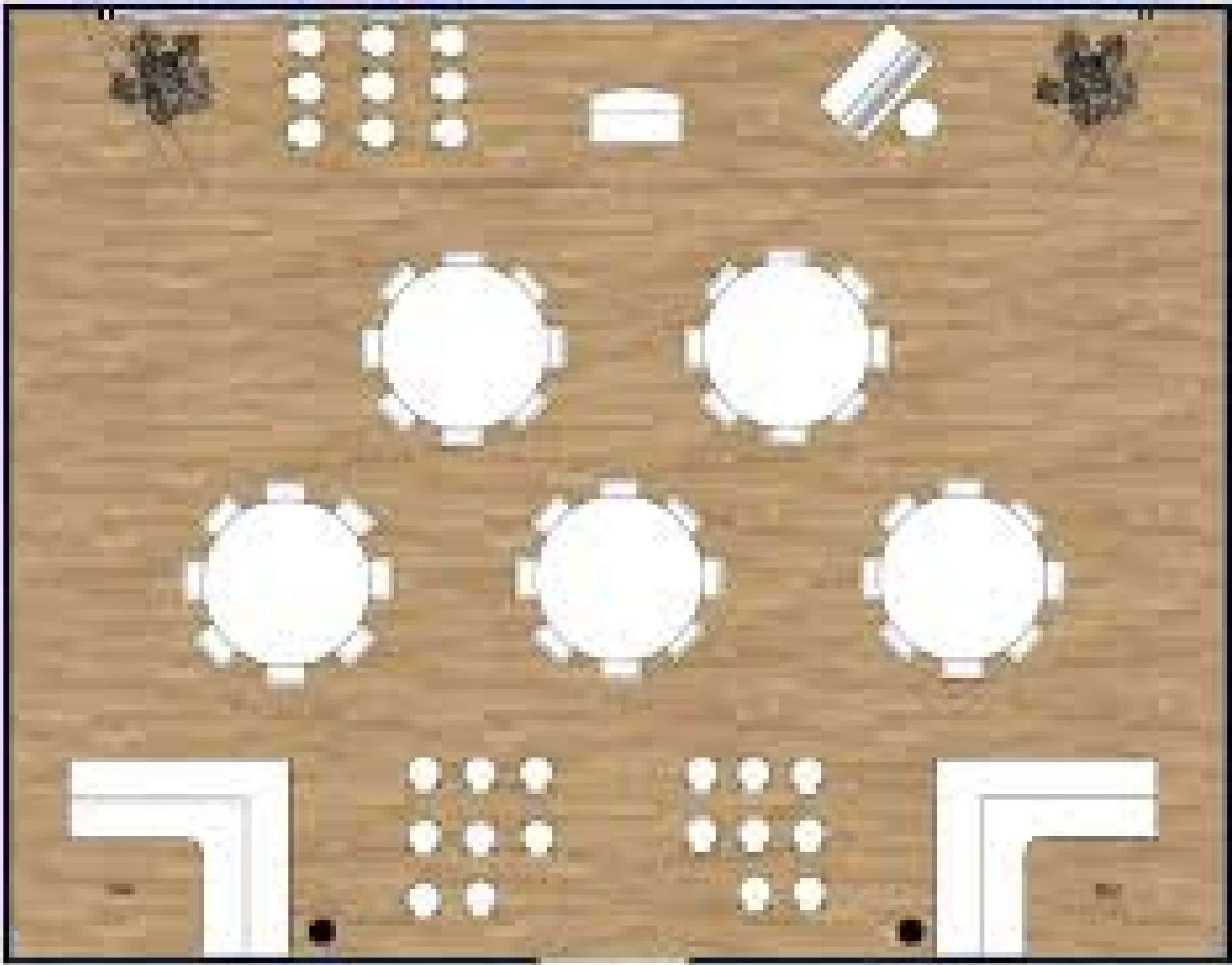
3. that the School's application be approved by ABC; and
4. that the School complies with all representations made in support of the application and such additional requirements as may be imposed by ABC.

Record of Council Vote on Passage

Councilman	aye	nay	n.v.	a.b.	Councilman	aye	nay	n.v.	a.b.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk



**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 9.10**

**RESOLUTION AFFIRMING THE DISCIPLINARY FINDINGS
AND RECOMMENDATIONS OF THE OFFICER IN CHARGE OF
THE POLICE DEPARTMENT, SERVING AS HEARING OFFICER,
PURSUANT TO SECTION 46-3 OF THE BOROUGH CODE**

WHEREAS, Probationary Police Officer Trevor Carlton was removed from his at-will employment with the Borough on July 6, 2026, pursuant to Council Resolution 2026-7.5;

WHEREAS, at that time there were open disciplinary charges against him, in Case 1A 2026-008, that needed to be resolved and closed;

WHEREAS, Lt. Daryl Burroughs, Jr., the Officer in Charge of the Police Department, serving as hearing officer pursuant to NJSA 40A:14-147, with the consent of the parties, has entered an Order of Determination in Case 1A 2026-008 dismissing the Department's initial charges for lack of sufficient evidence and sustaining modified charges without further discipline;

WHEREAS, Section 46-3 of the Pennington Borough Code, in accordance with N.J.S.A. 40A:14-118, designates Borough Council as the appropriate authority for discipline of members of the Police Department and directs that Council shall render a final determination of all such matters, with the power and authority to affirm, reverse or modify the findings and recommendations of the hearing officer when applicable;

WHEREAS, Borough Council is also asked to review and authorize a Release Agreement by which both parties agree to accept the modified charges without the right to appeal and Carlton provides a general release of claims against the Borough;

WHEREAS, copies of the Release Agreement are available in the Office of the Borough Clerk;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the aforesaid Order of Determination by the Officer in Charge of the Police Department, in his capacity as hearing officer, is hereby affirmed, approved and ratified, to be recorded in accordance with the provisions of the New Jersey Attorney General Internal Affairs Policy and Procedures; and

BE IT FURTHER RESOLVED, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into the aforesaid Release Agreement on behalf of the Borough.

Record of Council Vote on Passage

Councilman	aye	nay	n.v.	a.b.	Councilman	aye	nay	n.v.	a.b.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-9.11**

**RESOLUTION AUTHORIZING ISSUANCE OF REQUEST
FOR PROPOSALS FOR SPATIAL NEEDS ASSESSMENT AND
FEASIBILITY STUDY TO RESOLVE SPACE NEEDS OF THE
POLICE DEPARTMENT IN THE CONTEXT OF OVERALL
SPACE NEEDS FOR BOROUGH OPERATIONS**

WHEREAS, Pennington seeks a qualified architectural firm to conduct a comprehensive Spatial Needs Assessment and Feasibility Study to evaluate strategies to resolve the immediate spatial constraints of the Police Department within the context of long-term planning for the overall operational and facility needs of the Borough;

WHEREAS, the attached Request for Proposals (“RFP”) has been prepared to serve this purpose;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, which the Borough Administrator is hereby authorized to:

1. advertise the RFP and mail it to area architectural firms; and
2. in consultation with the Personnel Committee, provide for the evaluation of responsive proposals and report same to Borough Council.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 8, 2026.

Gian Paolo Caminiti, Borough Clerk