

MASTER PLAN
BOROUGH OF PENNINGTON
NEW JERSEY

4. Community Facilities and Services Plan Element

The Community Facilities and Services Plan element draft released by the writing team was conditionally adopted by the Planning Board on April 9, 2025, and posted on the Borough website for public comment. Revisions made to address comments received and to ensure consistency with other Plan elements were endorsed by the Planning Board on October 8, 2025. This near-final draft will be available for further public comment prior to final adoption at a public meeting later in 2025.

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1. Introduction

The Municipal Land Use Law (MLUL) includes a Community Facilities Plan as a permitted Master Plan element. N.J.S.A. 40:55D-28(4) describes the element as follows:

“A community facilities plan element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.”

This element, which is entitled Community Facilities and Services Plan, shall serve as a catalog of not only facilities but also services available to Borough residents and businesses, and presents goals for improvement. The Plan is based on a review and evaluation of the Community Facilities Plan of the 1998 Pennington Borough Master Plan and of the 2005, 2013 and 2023 Master Plan Reexamination reports. The writing team also reviewed Community Facilities Plan elements from nearby communities.

The vision and goals for the Community Facilities and Services Plan are a subset of the overall Master Plan vision and goals developed by the Master Plan Committee (MPC) and the Citizens Advisory Committee (CAC). The CAC is composed of 15 volunteers appointed by the Mayor on October 4, 2023. As set forth in New Jersey MLUL N.J.S.A. 40:55D-27a, the role of the CAC is to assist the Planning Board in its duties. Here, the CAC was assigned to work with the MPC to help develop the various elements of the Master Plan. In addition, CAC members served as community contacts, obtaining feedback and buy-in as the Plan elements were developed.

In the fall of 2023, the MPC and CAC worked together to develop the vision and goals for the updated Master Plan. Their report was reviewed, modified and endorsed by the Planning Board in a public meeting on January 10, 2024. The modified vision and goals were presented to the public at an Open House at Borough Hall on April 10, 2024. Revisions were made, based on feedback from the public. The resulting list of draft goals was distributed to the teams developing the Master Plan elements as a guide for their discussions. The community facilities and services goals in that report were the starting point for the Community Facilities and Services Plan element writing team.

2. Community Facilities and Services Plan Vision and Goals

This Plan includes data on municipal facilities, other non-municipal facilities that may be available for public use, parks and recreation, schools, and churches, and services they provide.

Pennington Borough has an extensive range of community facilities to serve its population. The Borough Administrator undertakes an annual review of Borough needs with respect to community facilities and services in collaboration with the Hopewell Valley Office of Emergency Management and Borough Council to ensure facilities and services are properly functioning and have the capacity for the forecasted annual usage. Many facilities have been upgraded over the course of the last decade to reflect Americans with Disabilities Act requirements and other needs.

According to the 2020 Census, Pennington Borough had a population of 2,800 people. With limited vacant land and little opportunity for new development, no major additions to, or expansion of the existing community facilities are anticipated. However, it may be necessary to consider renting some nearby space or repurposing other borough buildings if needs arise.

Pennington Borough works to ensure equitable access to community facilities and services, and to provide these for people of all ages, races and ethnicities, gender identities, religions, abilities, and socioeconomic status. The Borough will enhance the physical and mental wellness of its residents by creating meaningful opportunities for social connections, culture, learning, and leisure, and by supporting the availability of public and private facilities and services in the community.

Goals for community facilities and services:

1. With the renovation of Borough Hall and the modern Public Works facility, the community is well positioned to provide municipal services. However, Borough Hall space is limited and may not be adequate for the proper functioning of some departments. The Borough should continue to evaluate facilities and services annually for function and future capacity to support all services. It may be necessary to consider renting some nearby space or repurposing other borough buildings.
2. The Borough should communicate with the community on the availability of the services it provides. This communication should be kept current and occur via multiple modes. It is especially important that community members understand the roles of various departments in the Borough and Hopewell Valley in the event of an emergency.
3. Emergency services, including fire, ambulance and medical services, evacuation plans, local shelters and emergency communications should be reviewed annually to ensure that the needs of Pennington and the region are met now and in the future. Emergencies to be prepared for include rainstorms and flooding, snowstorms and ice storms, strong winds, tornados, wildfires, extreme heat, extreme cold, train derailments, and pandemics. A long-term and sustainable replacement for the Emergency Medical Services should be prioritized.
4. Pennington Borough should consider becoming a National Weather Service StormReady municipality and work the Hopewell Valley Office of Emergency Management to offer a comprehensive StormReady environment in Hopewell Valley. Consideration should be made to implement Outdoor Warning Sirens to ensure multiple layers of alerts.
5. The Senior Center on Reading Avenue may become redundant when the regional Community Center on Reed Road is opened. Alternate uses will need to be found, as outlined in the Land Use Plan and Housing Plan elements.
6. Pennington should have a place that provides opportunities for learning, social connections, culture, and leisure for all. It should be rich in arts, community activities, and entertainment. Although the proposed new community center on Reed Road may provide opportunities, the

Borough should provide them in town by fostering partnerships and developments that can serve all segments of the community, especially those who cannot drive.

7. To support community activities, the Borough should keep an updated list of public and private indoor and outdoor facilities that are willing to host activities, such as community events, youth and adult sports, meetings of volunteers, book clubs, art shows, etc. Helping residents find facilities that meet their needs will bring the community together in shared activities.
8. Church attendance is in decline and some of the churches in the Borough may close or consolidate. These buildings are often historic and to preserve the Borough's history, while providing community facilities, the Borough should encourage repurpose rather than demolition of these buildings.
9. The Borough should encourage the development or revitalization of daycare services to help families to be able to live in Pennington.

3. Borough Facilities and Services

3.1. Borough Facilities

3.1.1. Pennington Municipal Building (Borough Hall)

(<https://www.penningtonboro.org>)

Borough Hall is located at 31 North Main Street. It houses a conference room that can be used for in-person meetings of the Council and of the various Boards, Commissions and Committees of Pennington Borough. The conference room also serves as the Municipal Court, a local court whose procedures are governed by New Jersey Court rules. Borough Hall also contains offices for the Mayor, the Borough Administrator and the Borough Clerk, and a work area for employees of the various municipal departments including the Tax Collector, Tax Assessor, Land Use Administrator, Zoning Officer, Building and Construction officials, Public Works, Board of Health, and the Office of Emergency Management. Borough Hall also houses the Police Station and the independent Public Library. It is equipped with auxiliary power.

3.1.2. Public Works Building

(<https://www.penningtonboro.org/departments-public-works>)

The Department of Public Works (DPW) is located on North Main Street on a lot in Hopewell Township owned by Pennington Borough. The lot also includes a PSE&G solar farm with a battery backup system, which provides electric power to the grid and provides power to the Public Works building. The building and parking lots store all equipment for garbage and other waste collection, and for the maintenance of Borough-controlled roads, water system (including fire hydrants), sewer collection system, stormwater infrastructure, Borough-owned buildings and grounds, parks, streams and catch basins, and shade trees within the Borough right-of-way. The maintenance of DPW vehicles and equipment is conducted at the Public Works building,

whenever feasible. Further information on Public Works services and facilities, including the sites of water wells and sewer pumps can be found in the Utility Services Plan element of the Master Plan.

3.1.3. Senior Center

The Hopewell Valley Senior Center on Reading Street is supported by Hopewell Valley Senior Services (HVSS), which serves seniors from Pennington Borough, Hopewell Borough and Hopewell Township. Activities are organized by HVSS and those at the Reading Street facility include Artists' Choice and Collage, Social Bridge, Games, Knitting Club, and Mahjong. Other activities open to Pennington seniors take place at the Hopewell Township Building, the Mercer County Library and the Hopewell Borough Library. Additionally, the Mercer County Nutrition Program for Older Adults provides ready-to-eat meals at the Reading Street facility.

Hopewell Township is in the design stage of a multipurpose building off Reed Road to serve primarily as a senior and community center, with integrated fitness and wellness facilities for residents of the Hopewell Valley (i.e., Hopewell Township, Hopewell Borough and Pennington Borough). The new center will also have office space for non-profit organizations. Outdoor amenities envisioned include an outdoor pool, passive and active recreation areas, a walking nature trail, and a community garden. No date has been set for completion, but when it is opened, the current Senior Center may become obsolete, and the facilities and lot will be re-envisioned.

3.1.4. Pennington Parks

Pennington has four public parks for active and passive recreational use, covering 11.8 acres of Borough land (see Table 2 in Section 3c, which also includes details of additional open space in the Borough). The largest at 7.5 acres is Kunkel Park, bordered by Lewis Brook, Stony Brook and King George Road. It has a meeting and events shelter, playgrounds and a sand pit. The D&R Greenway Pennington Loop Nature Trail through the Baldwin State Wildlife Management Area can be accessed from the north side of the park. The Eileen M. Heinzl Arboretum sits on 2.7 acres of woodlands east of Toll Gate Grammar School. It was purchased from HVRSD in 2022 and work to create the arboretum is being conducted by volunteers guided by the Pennington Environmental Commission. There is a 1.1-acre children's park with playground equipment on Sked Street. There is also a 0.5-acre space with a gazebo at the corner of Knowles Street and Broemel Place which is known as Veterans Memorial Park. The parks are maintained by Public Works and improvements may be funded by grants or from the Borough's Open Space Fund.

3.1.5. The Closed Landfill

A closed municipal landfill sits on 7.6 acres to the west side of the CSX railroad tracks, bounded by West Delaware Avenue to the south and Broemel Place to the north. It was operated from 1954 to 1980. In 1972, the Borough reported the following refuse streams by volume: household (75%), commercial (8.3%), landscape (12.5%), construction (2.1%) and bulky items (2.1%). According to the records, liquids, sewage sludge, septic tank waste, chemicals, agricultural waste and oils were excluded from the landfill. The volume of waste is estimated to be 65,000 cubic

yards, or about 15,000 tons. The landfill has been the subject of several environmental studies. The site is managed by Public Works and contains a disused garage and a storage area for construction and other materials. It also is the site of Borough water well #6.

Adjacent to the southwest corner of the landfill is a 0.2-acre lot with an old water tank and a building that used to be the Public Works Director's office. At the northwest corner is a 0.6-acre lot that used to belong to Nassau Oil Company. The three lots have been declared an Area in Need of Redevelopment by the Borough Council. A stone road runs north-south across the property. According to a 1950 Fire Map, a tributary of Lewis Brook ran diagonally across the landfill lot but in the early days of the landfill it was diverted to a ditch along the west side of the lot, to a culvert under the stone road, and then east to the tunnel under the railroad tracks.

The northeast side of the landfill is bounded by the Fire House and the First Aid Squad buildings and lots. As discussed in Section 6.1 below, the Hopewell Township Community Facilities Plan states that "The Fire District is developing a plan for the construction of a building in the Municipal Services Complex to house Fire District administrative offices, equipment storage, rescue vehicles and emergency response. As residential and non-residential development proceeds towards build-out, the Fire District may also need to re-evaluate its operations and the need for additional facilities." As noted in Sections 4.1 and 4.2 below, this may result in the fire house and EMS building becoming redundant. If these were added to the three lots currently in the area in need of redevelopment, the area would increase from 8.3 to about 9.4 acres, increasing the potential value to a developer.

In view of the recent increases in land value in Pennington, the Borough should consider returning the property to greenfield status by transferring the contents of the landfill to a modern, lined landfill such as the GROWS landfill in Morrisville PA, where Pennington's current waste goes via the Mercer County transfer station.

3.2. Borough Services

Details on Services provided within the Borough by the Department of Public Works can be found in the Utility Services Plan element of the Master Plan. These include:

1. Operation, management and maintenance of the Pennington Water Department, a public water system, including water supply infrastructure, such as water supply wells, water treatment and water distribution system (i.e., water mains, valves, towers, hydrants, etc.) for the provision of safe and adequate water supply and fire protection for residents, businesses and municipal buildings.
2. Operation, management and maintenance of the wastewater collection system and delivery to the Stony Brook Regional Sewerage Authority (SBRSA) Pennington Wastewater Treatment Plant.
3. Operation, management and maintenance of Borough-owned or controlled stormwater infrastructure (i.e., pipes, inlets, basins, etc.) and provision of stormwater management consistent with applicable federal and state laws.
4. Borough road repairs and maintenance.
5. Snow removal from Borough Streets and Borough owned or controlled properties.

6. Maintenance of Borough Trees, as defined in the Borough's Community Forestry Management Plan developed by the Shade Tree Committee.
7. Garbage collection, including additional fee-based services for bulk waste.
8. Leaves, branches, and lawn and yard waste collection.

The Utility Services Plan also presents details of services provided to the Borough by others:

1. Recycling by the Mercer County Improvement Authority
2. County road maintenance, including leaf and snow removal, by the Roads Section of the Mercer County Department of Transportation & Infrastructure
3. Electricity from Public Service Electric and Gas (PSE&G).
4. Natural Gas from Elizabethtown Gas
5. Telecommunications by several suppliers.

Services provided to Borough residents and businesses by entities other than the Department of Public Works are described below.

3.2.1. Police Services

(<https://www.penningtonboro.org/police>)

The Pennington Police Department is responsible for enforcing local and state laws with respect to motor vehicles and enforcing the New Jersey criminal code. Police headquarters are located within the Municipal Building on North Main Street. This space houses offices, a holding cell, an evidence room and break rooms.

Police equipment in 2025 included the following:

- 4 Marked police vehicles
- 1 Unmarked police vehicle

Pennington Borough has shared service agreements with Hopewell Township and Mercer County for Emergency 911 and Dispatch. The Department's authorized complement of officers and dispatchers is supplemented by civilians and crossing guards.

3.2.2. Emergency Management

(<https://www.hopewellpolice.nj.gov/divisions/oem>)

Hopewell Valley has a regional Office of Emergency Management (OEM) including Hopewell Township, Hopewell Borough and Pennington Borough. Each municipality has an emergency Management Coordinator. The OEM is responsible for planning for, responding to, and coordinating efforts during major emergency events in Hopewell Valley. The OEM has developed a comprehensive emergency operations plan. Periodically the OEM conducts drills involving the police departments, fire departments, emergency medical units, communications centers, health departments and other government agencies such as the public works departments. Emergencies to be prepared for include rainstorms and flooding, snowstorms and ice storms, strong winds, tornados, wildfires, extreme heat, extreme cold, train derailments, and pandemics.

The OEM uses an emergency operations center located in the Hopewell Township Police headquarters. This center is activated several times a year for incidents such as floods, major snowstorms, and other large-scale events. The Hopewell Valley OEM works closely with the Mercer County and New Jersey Offices of Emergency Management.

3.2.3. Board of Health

(<https://www.penningtonboro.org/board-health>)

(<https://www.hopewelltpw.org/190/Board-of-Health>)

The Board of Health provides health services to Borough residents and businesses through a shared services agreement with the Hopewell Township Health Department. The mission of the Township Board of Health is to protect, improve, and promote the health, productivity, and well-being of all Hopewell Valley residents. The Borough also has shared service agreements with the Township for animal control and senior services.

3.2.4. Recreation

The Pennington Parks & Recreation Commission sponsors recreational programs from youth to senior levels. Included are summer concerts, Art in The Park, Hopewell Valley Night Out and the 4th of July Races. Theme events include the Memorial Day Parade, the Easter Egg Hunt and the Holiday Walk.

The annual Pennington Day in May is organized by the non-profit organization Pennington Day Inc. Pennington Day's stated mission is; to further the Borough's spirit and identity as a community, and enhance its quality of life, while providing community groups, civic organizations and businesses of Hopewell Valley an opportunity to inform the community of their mission; to allow community organizations to raise funds through their sponsorship of Pennington Day events and/or the booths, and; to make grants to non-profits, civic organizations, schools and municipalities for specific projects that serve Pennington Borough and Hopewell Valley.

4. Other Facilities and Services

This section describes community facilities owned and operated by other entities within the Borough, and the services they provide.

4.1. Pennington Fire Company

Pennington Fire Company (PFC) operates from its own building on Broemel Place. Pennington Borough Fire District No. 1 is an autonomous entity responsible for providing fire protection and extinguishing fires within the geographic boundaries of Pennington Borough and, pursuant to an agreement with the Hopewell Township Board of Fire Commissioners, for providing primary fire protection and extinguishing fires to the central and southern portions of Hopewell Township. The Fire District is governed by a five-member Board of Fire Commissioners. It is funded through a fire tax - in 2025 this was set at 5.0 cents per \$100 of property valuation for

real estate tax purposes. Its mission is to protect life, property and the environment from damage due to fire and environmental emergencies in the district, and to assist neighboring communities in their mission to do the same. The Fire District's administrative office is in the PFC building on Broemel Place.

Pennington Fire Company is a 100% volunteer organization that has provided volunteer fire services and emergency services to Pennington Borough, Hopewell Borough, and Township, as well as the surrounding areas, since 1891. It is one of only four 100% volunteer fire companies left in Mercer County. (<https://penningtonfire.org>). Section 6.1 reports that in its Community Facilities Plan, Hopewell Township states that “The Fire District is developing a plan for the construction of a building in the Municipal Services Complex to house Fire District administrative offices, equipment storage, rescue vehicles and emergency response. As residential and non-residential development proceeds towards build-out, the Fire District may also need to re-evaluate its operations and the need for additional facilities.” With housing growth in both the Borough and the Township and a reduction in the number of volunteers, such a re-evaluation may be needed. This may result in the PFC Building on Broemel Place becoming redundant. Its location adjacent to the closed landfill is discussed in Section 3.15.

4.2. Pennington First Aid

The Pennington First Aid Squad (PFAS) stopped responding to emergency calls on February 28, 2022, after 68 years of continuous 911-response to the community. The squad has gone out of business due to steadily declining numbers of volunteer EMTs. Squad leadership pursued several avenues to help ease staffing difficulties, including ramping up recruitment and retention efforts, and trying to expand the use of paid EMTs to supplement the volunteers. These were not enough to overcome the challenges, and the squad was left with no other option than to disband. In its February 7, 2022, regular meeting, the Borough Council authorized the Mayor to enter into a Shared Services Agreement with Mercer County for the provision of EMS dispatch services (Resolution 2022-2.13). Ambulance services are currently being provided by Capital Health in Hopewell Township.

As discussed in Section 4.1, if the Fire District re-evaluates current needs for emergency response, an option may be to combine fire and rescue services in a modern building in the Township. That would make the current EMS building on Broemel Place redundant. If both the fire house and EMS building are no longer needed, the lots they occupy could be added to the area in need of redevelopment centered around the landfill (see Section 3.1.5), making the redevelopment a more valuable proposition.

4.3. Pennington Public Library

(<https://www.penningtonlibrary.org>)

Pennington Public Library is an independent community institution that was founded in 1876. The library is a tenant of the Borough subject to a MOU. The mission of the library is to celebrate reading in all formats and provide a warm, welcoming place where community members of all ages can interact, engage in public discourse, and pursue lifelong learning for personal growth and entertainment. The library offers a variety of quality programming,

knowledgeable staff, dedicated volunteers who staff the circulation desk, a comfortable physical environment and coffee and tea station courtesy of the Friends of the Library. The library's current collection of books, e-books, DVDs, newspapers and magazines exceeds 34,000 titles. The circulation is over 44,000 titles checked out annually. The library also provides access to the world through free Wi-Fi, offers frequent programs for education and entertainment, and builds a strong community by sharing information from local organizations.

To ensure fiscal parity among municipalities that support a local or joint library and those that support a county library, on March 21, 2011, Governor Chris Christie signed P.L. 2011, c. 38 into law. This law provides a dedicated line item on the property tax bill for the minimum funding to municipal and joint free public libraries. In 2025, the Pennington Municipal Library tax was 4.6 cents per \$100 of property valuation for real estate tax purposes. The Borough collects these taxes and passes these funds through to the library. The library budget is supplemented by donations from the community to the Friends of Pennington Library. Library cards can be obtained at no charge for people who live in the Hopewell Valley Regional School District. The library trustees have completed a strategic plan and a building program plan, which will be used to determine future library needs.

4.4. Post Office

The United States Post Office occupies a building on a 0.5-acre site on Broemel Place across from the Pennington Fire Company. Post Office employees provide window, P.O. Box and passport services. All mail carriers and vehicles for the delivery of mail in the Pennington 08534 Zip Code operate out of the building. The 08534 Zip Code includes about 13,000 residents in 5000 homes on 22 acres that include Pennington Borough and an area of Hopewell Township surrounding Pennington. Of these, 2,800 residents and 1,100 homes are in Pennington Borough.

4.5. Churches

There are five churches, and two active cemeteries located in Pennington. These are identified in Table 1 below. Partnership with these churches to have their buildings be shelters as part of the emergency management plan is recommended. If the churches were to offer public parking outside church hours, it could increase the number of parking spaces in the Borough and help town center businesses. They could also add fee-based electric charging infrastructure to their community services. These would help generate revenue.

Table 1. Churches and Active Cemeteries

Use/Facility	Location	Size (Acres+/-)
Pennington United Methodist Church	South Main Street	1.0
First Baptist Church of Pennington	Academy Street	0.3
St. Matthew's Episcopal Church	South Main Street	1.2
St. James Roman Catholic Church	Eglantine Avenue	5.0
Pennington Presbyterian Church and Cemetery	South Main Street	1.9
Pennington Cemetery Association	South Main Street	<u>4.8</u>

The Pennington Historic Preservation Commission recognizes the importance of preserving historic structures while repurposing them to meet evolving community needs. Many buildings, including churches, within the Historic District offer unique opportunities to serve as community facilities. The adaptive use and reuse of these structures can provide venues for cultural, educational, and recreational activities while maintaining their historical integrity.

Given the potential for church closures or consolidations due to declining attendance, the Commission advocates for proactive measures to repurpose them. These spaces could accommodate a range of services, such as daycare centers, meeting halls, or cultural hubs, ensuring their continued contribution to the community fabric. Integrating these facilities into the Borough's service offerings allows Pennington to honor its architectural heritage while meeting modern needs, fostering a sense of continuity and shared purpose.

4.6. Howe Commons

Named for a very influential member of the community who developed many of Pennington's neighborhoods and served twice as Mayor, the William P. Howe Commons at 65 South Main Street is made up of five buildings that fit with the Colonial feeling of the town. The oldest building, Abey House, started life as a farmhouse in the early 1800's and after a few ups and downs, was restored to its current state by Dr. William Abey as his residence in 1942. Building E, the last of the five, was completed in 2009. Building D is occupied by Howe Commons' principal owner, the Electrochemical Society. The grounds of the Commons add to the aesthetic appeal of the Borough streetscape. With cooperation from the owner, hosting various public events in the Borough has been a long-standing tradition of Howe Commons. These include concerts for the Parks & Recreation Committee, use by the Pennington Business & Professional Associations for The Holiday Walk and to host the Borough Christmas Tree and Menorah, and as a gathering place for dignitaries for the Memorial Day Parade.

4.7. Trenton Cyrus #5 Freemasons Lodge

The Freemason Trenton Cyrus #5 Lodge has a Temple at 131 Burd Street in Pennington. The Temple was dedicated and opened for business on September 23, 1961. It hosts several events that are open to the public, including Octoberfest, a Santa Claus visit before Christmas, and various events to celebrate local citizens, who do not need to be freemasons.

4.8. Public Schools

(<https://www.hvrdsd.org>)

The Hopewell Valley Regional School District (HVRSD) has been in operation since 1965 when voters of Hopewell Township, Hopewell Borough and Pennington Borough approved a plan to consolidate their schools. A history of schools in Hopewell Valley can be found on the HVRSD website. HVRSD operates six schools, Central High School (grades 9-12), Timberlane Middle School (grades 6-8) and four elementary schools (pre-K to grade 5). Pennington resident children may attend Toll Gate Grammar School, Timberlane Middle School and Central High School.

Toll Gate Grammar school is located at 275 South Main Street in Pennington Borough and has a student population of around 300. It was built in the 1920's along with the original Central High School at 425 South Main Street, which now houses the HVRSD administration offices. These two buildings are well-preserved landmarks in the historic landscape of Pennington and if either were to be vacated by HVRSD, the Historic Preservation Commission would like to see adaptive reuse to preserve the historic architecture.

4.9. Private Schools

4.9.1. The Pennington School

The Pennington School was founded in 1838. It is a private, coeducational school with day and boarding programs for students in grades 6 through 12. Boarding is offered for grades 8-12. The Pennington School has an enrollment of about 535 students and about half of them live on campus. School grounds are located on both sides of West Delaware Avenue. Approximately 33 acres are located on the south side of West Delaware and 17 acres on the north side, including staff housing. As shown in Table 2, about 12 acres on either side of Green Street are open space.

4.9.2. Cambridge School

Cambridge School is an independent grade 1-12 day school that specializes in helping students with language-based learning differences. The school is located at 100 Straube Center Boulevard in Pennington Borough and serves around 130 students with a teacher-to-student ratio of about 4.

5. Open Space in Pennington for Recreation

As shown in Table 2, there are several other areas of open space available for residents to use in addition to the four Borough-owned parks described in section 3.1.4.

Table 2. Parks and Other Open Space in Pennington

Use/Facility	Location	Size (Acres+/-)
Parks and Recreation		
Kunkel Park	King George Rd.	7.5
Mini-park	Sked St.	1.1
Veterans Memorial Park, with gazebo	Broemel / Knowles	0.5
Eileen M. Heinzl Arboretum	East Curlis	<u>2.7</u>
		11.8
Educational Facilities		
Toll Gate rear field and playground	South Main	3.3
HVRSD Admin rear field	South Main	2.9
Pennington School sports fields and lake	Burd Street	15.9
Pennington School woods walk and field	Green Street, east side	5.7
Pennington School field and tennis courts	Green Street, west side	<u>6.5</u>

		34.3
Other spaces open to the public		
Pennington African Cemetery and south	South Main	1.3
Hopewell Valley Senior Center	Reading Street	5.4
		<hr/> 6.7
Total area		52.8

Pennington's four parks cover 11.8 acres of Borough land. Educational facilities in the Borough contribute an additional 34.3 acres of land that is available for public use. These include Toll Gate School rear field and playground, the Board of Education's Administration Building rear field, the Pennington School sports fields and lake on Burd Street and its fields and woodlands on both sides of Green Street. In addition, the Pennington African Cemetery contributes 1.3 acres and there are 5.4 acres of open space north of the Senior Center on Reading Street. The total area of open space available to the public in Pennington is approximately 53 acres.

The National Recreation Association has determined that approximately 10 acres of parkland is needed for every 1000 people in a community. According to this recommended ratio, Pennington Borough, with a population of about 2,800, should have 28 acres of recreational open space. Pennington is adequately served by the 53 acres of combined open space shown in Table 2. In addition, the Borough is surrounded by large tracts of open space including Baldwin Lake Wildlife Management Area, the Watersheds Institute, and the Mercer County Park – Rosedale, Mercer Meadows and Curlis Woods. Many of these areas are connected via trails such as the Lawrence Hopewell Trail, which also connects to additional open spaces throughout the County.

6. Relationship with Regional Community Facilities Plans

6.1. Hopewell Township Master Plan

<https://www.hopewelltp.org/DocumentCenter/View/8614/Community-Facilities-Plan-Element--Adopted-April-12-2007>

Hopewell Township adopted a Community Facilities Plan element in 2007. It covered

1. Hopewell Township Municipal Complex
2. Fire Protection and Emergency Services
3. Police Protection
4. Hopewell Valley Regional School District
5. Library
6. Senior Citizens
7. Youth Activities

Facilities and services recommendations were made in five areas in the 2007 element:

1. Municipal Operations

The addition of more bays at the public works building was recommended, because the bays are undersized for some of the existing equipment and some equipment is

- stored outside. Given the size of the tract and its location, the public works site also presents further opportunities for expansion.
2. Township Fire District
The Fire District is developing a plan for the construction of a building in the Municipal Services Complex to house Fire District administrative offices, equipment storage, rescue vehicles and emergency response. As residential and non-residential development proceeds towards build-out, the Fire District may also need to re-evaluate its operations and the need for additional facilities.
 3. School District
After a population growth analysis, it appeared that future school enrollments, combined with programmatic requirements established by the N. J. Department of Education (DOE), will create a need for a new school site or substantial reconfiguration of existing school sites. In the HVRSD planning process an early childhood center also is being considered.
 4. Hopewell Valley Senior Advisory Board
A proposal by the Hopewell Valley Senior Center Planning Committee (later constituted as the Senior Advisory Board) recommended the construction of a Hopewell Valley Senior Center with a full-time director.
 5. Youth Activities and Youth Advisory Committee
It was recommended that the Youth Advisory Committee meet with interested parents, community leaders, government officials, health professionals and youth to determine the feasibility of a teen/youth center in Hopewell Valley.

No significant changes were recommended for the 2007 Community Facility Plan element in the 2021 Master Plan Reexamination report.

6.2. Mercer County Master Plan

<https://www.mercercounty.org/home/showpublisheddocument/1242/636058423221200000>

The Mercer County Master Plan framework document of 2010, and amended in 2016, discusses County assets, strengths and challenges in Section III. Regional Vision: Goals, Policies, and Strategies (page 25). The assets are discussed at a very high level, rather than at the facilities or services level.

A 2024-25 \$450k grant program called Mercer County at Play for All enables non-profits and municipalities to provide programming and facility improvements that benefit vulnerable populations. Funding is available in three eligibility categories:

1. Equipment purchases and programming for municipal senior physical recreation programs.
2. Inclusive playground improvement grants to municipalities
3. Programming support grants for non-profits that provide after school mentoring and sports programming to underserved youth

This and similar future programs could be tapped for resources to improve certain Borough recreational facilities and services.

<https://www.mercercounty.org/departments/planning/mercer-at-play-3-test>

7. Relationship with Other Plan Elements in the Master Plan

The Community Facilities and Services Plan Element impacts and is impacted by other Master Plan elements as follows:

Land Use Plan Element. The capacity to support community facilities and services is impacted by the development and redevelopment that the Borough permits through zoning. Consequently, the potential to redevelop and/or re-imagine facilities within the Borough to support the community's needs and the goals and objectives set forth in this and other elements should be reflected in the Borough's Land Use Plan Element and the zoning that implements it.

Housing Plan Element. The Borough has identified areas in need of redevelopment which may hold the opportunity for high density housing, including affordable units. The impact of these developments on the need for additional community facilities should be considered. As the Borough investigates the redevelopment opportunities, possible new community facilities should be included.

Mobility Plan Element. The Mobility Plan includes goals to provide safe access to the town center and to recreational facilities for pedestrians, bicyclists and those not in cars. This will enhance the opportunities for residents to access community facilities.

Utility Services Plan Element. The Utility Services Plan gives details of the services provided to residents by the Borough using the facilities described in this Community Facilities and Services Plan.

Economic Development Plan Element. This Plan considers all aspects of commerce and economic development in the Borough. Some of the commercial facilities in the Borough may be willing to offer space for community activities and furthermore, local businesses rely upon, and benefit from, services offered within the Borough, as well as facilities that draw visitors to the center of town.

Open Space and Recreation Plan Element. Open space and recreation were combined with community facilities in the 1998 Master Plan. Since they are now separate plans, it will be necessary in the future to review both plans to ensure their goals remain consistent.

Historic Preservation

Historic preservation aims to maintain the Borough's historic character. Some of the preserved buildings may be of interest for a variety of community activities, both historical and recreational.