

Pennington First Aid Squad Building (PFAS) Briefing: Environmental, Compliance and Spatial Factors

- About PFAS Building
- Summary of *2024 PFAS Building Committee Report & Recommendations*
- CSX Railroad
- Environmental Regulations
- Flood Hazard Zone, Riparian Zone and Wetlands
- Flooding
- Phasing with Borough Flood Mitigation
- PFAS Building Development
- PFAS Building Existing Conditions / Extent of Alteration
- PFAS Building Location in Relation to Borough Access Points
- Police Facilities
- Cost Considerations & Case Studies

Prepared by: Amy Kassler-Taub

(Based on findings during development of Feasibility Study RFP parameters for PFAS Building)

July 23, 2026

Pennington First Aid Squad Building •



Summary of 2024 PFAS Building Committee report and recommendations:

Emergency Service Center

Serving Pennington Borough and the Surrounding Hopewell Valley Community

• The Pennington Borough PFAS committee is recommending that the former PFAS building continue to be dedicated to Emergency Services for the following entities:

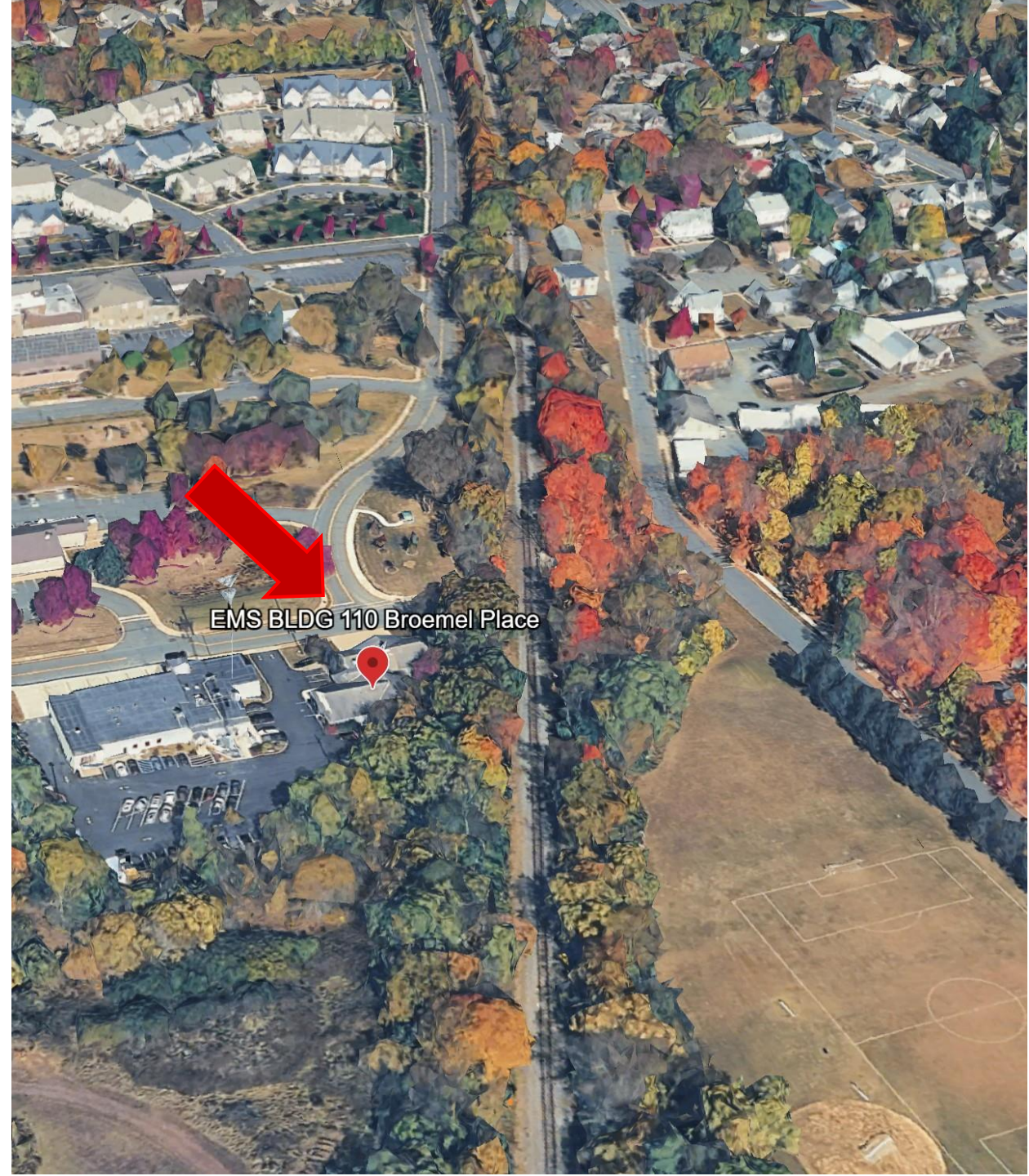
- Capital Health Ambulance Service
- Pennington Fire Company
- Pennington Public Safety
- Pennington Public Works

- 1961: Construction of front portion, what is now the garage
- 1990s/2000s: Addition of rear portion
- 2023: Pennington First Aid Squad dissolved operations, noting "*The vacant lot was indentured from the Borough in 1966 for \$1 and returned to the Borough with >\$600,000 in improvements.*"
- 2025-26: Pennington Fire Department holds a Temporary Use and Occupancy Agreement with the Borough for bunk space for Volunteer Firefighters, most of whom do not live in, or near to, the Borough.
- Fire Station cannot currently accommodate bunk spaces.
- Re-use interests share ties to existing (3) bay garage, office and bunk spaces, proximity to existing emergency services, and vacancy
- PFAS Building Committee Recommendation:
 - Capital Health Ambulance Service: (1) bay, (1) office, restroom access
 - Pennington Fire Company: bunk space, restroom access
 - Pennington Public Safety: (1) bay, existing and reconfigured office/main area
 - Pennington Public Works: bunk space
 - Shared spaces: workout and lounge room
- Strategy: Investment for present and future emergency needs
 - Building can accommodate necessary Police Department spaces
 - Creates available space in Borough Hall for Borough Administration and Library
 - If our needs change, building improvements could increase resale or lease value
 - Emergency Service Building might attract corporate and/or other providers

CSX Class-1 Railroad



- PFAS Building is compliant with railroad setbacks
 - 75' from the CSX Railroad (50' setback+15' side yard)
- CSX prioritizes projects by ROI
- Site Work & Utilities:
 - CSX requires reviews for site modifications that impact their property. Permits are required for work involving access to their property, such as:
- Rights of Entry Permits for temporary access to ROW
 - Applies to activities such as surveying, inspections, soil borings, etc
- Longitudinal Occupancy Permits
 - Construction or new utilities that run parallel to the tracks or ROW (electrical, fiber, water, sewer etc.)



Environmental Regulatory Constraints



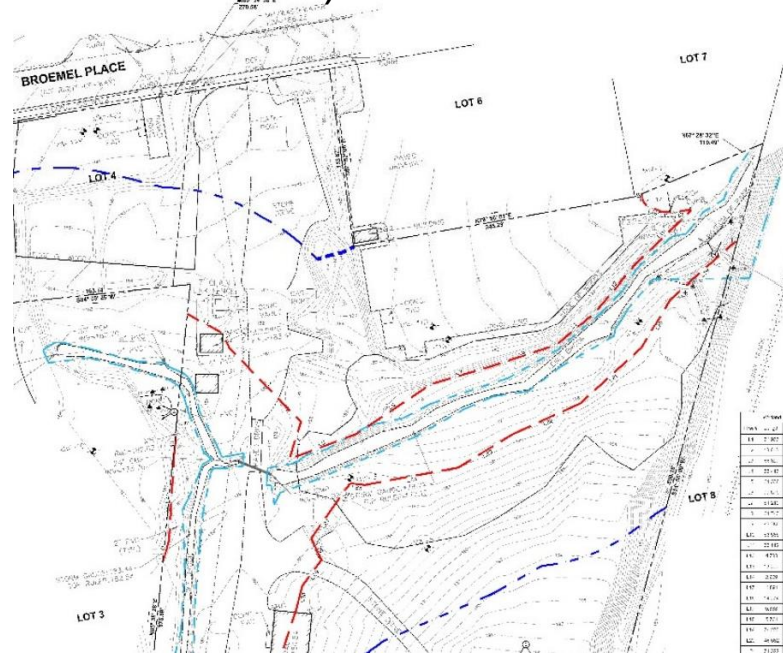
- NJDEP: Critical Infrastructure: REAL Rules (2027) Elevated first floor, flood-proofing, uninterrupted dry access
- Delaware and Raritan Canal Commission (DRCC) Zone B: Review required at certain site modification thresholds
- Our own ordinances

Flood Hazard Area
Riparian Zones
Wetlands

Pennington Landfill Site (Prelim Investigation Report for the Pennington Landfill 9/15/23,p.7-8)

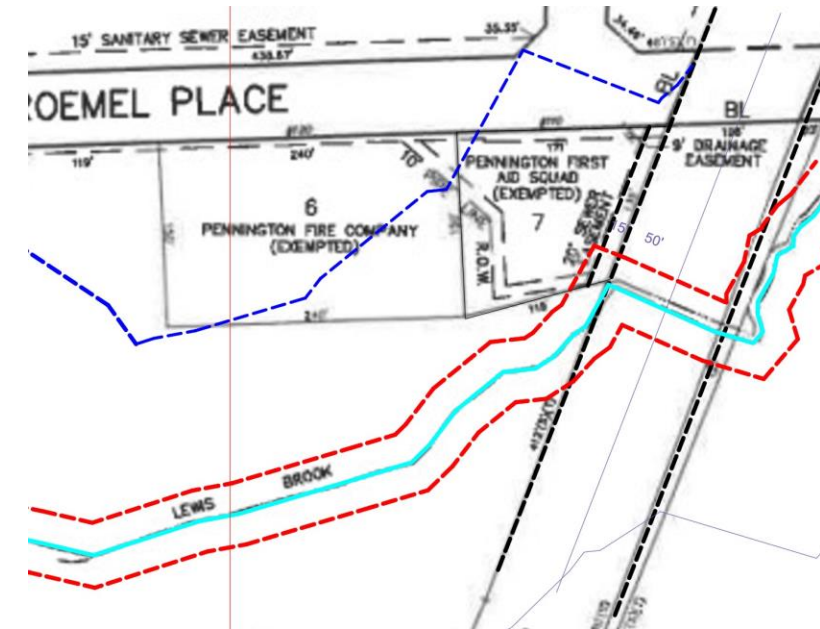


Wetlands and Required Buffers



Flood Hazard Area and
Riparian Zones

PFAS Building Site



Flood Hazard Area and Riparian
Zones
(setbacks as extended from landfill data)

Flooding



The 2026 Master Plan Climate Change-Related Hazard and Vulnerability Assessment (CCRHVA)

- Identifies the EMS Building as a 'Critical Facility'
- Identifies Broemel Place (and Green St) as flood prone
- Indicates that "flooding limits the ability of the facility to provide critical services"

2021 Mercer County Hazard Mitigation Plan (HMP): Section 9.9-22 "Status of Previous Mitigation Actions"

- Basis of 'Critical Facility' designation in the CCRHVA
- Mitigation Action: Conduct a study to identify mitigation options for the EMS facility on Broemel Place. This facility floods during heavy rain events and is an essential facility to the Borough.
- Historic flood losses need to be addressed

PFAS Building is currently leased as an extension to existing Pennington Fire Department Station, an active critical facility, however the building's primary function, EMS services, has vacated.

Floodwaters encroaching the PFAS Building driveway apron during Hurricane Ida (left)

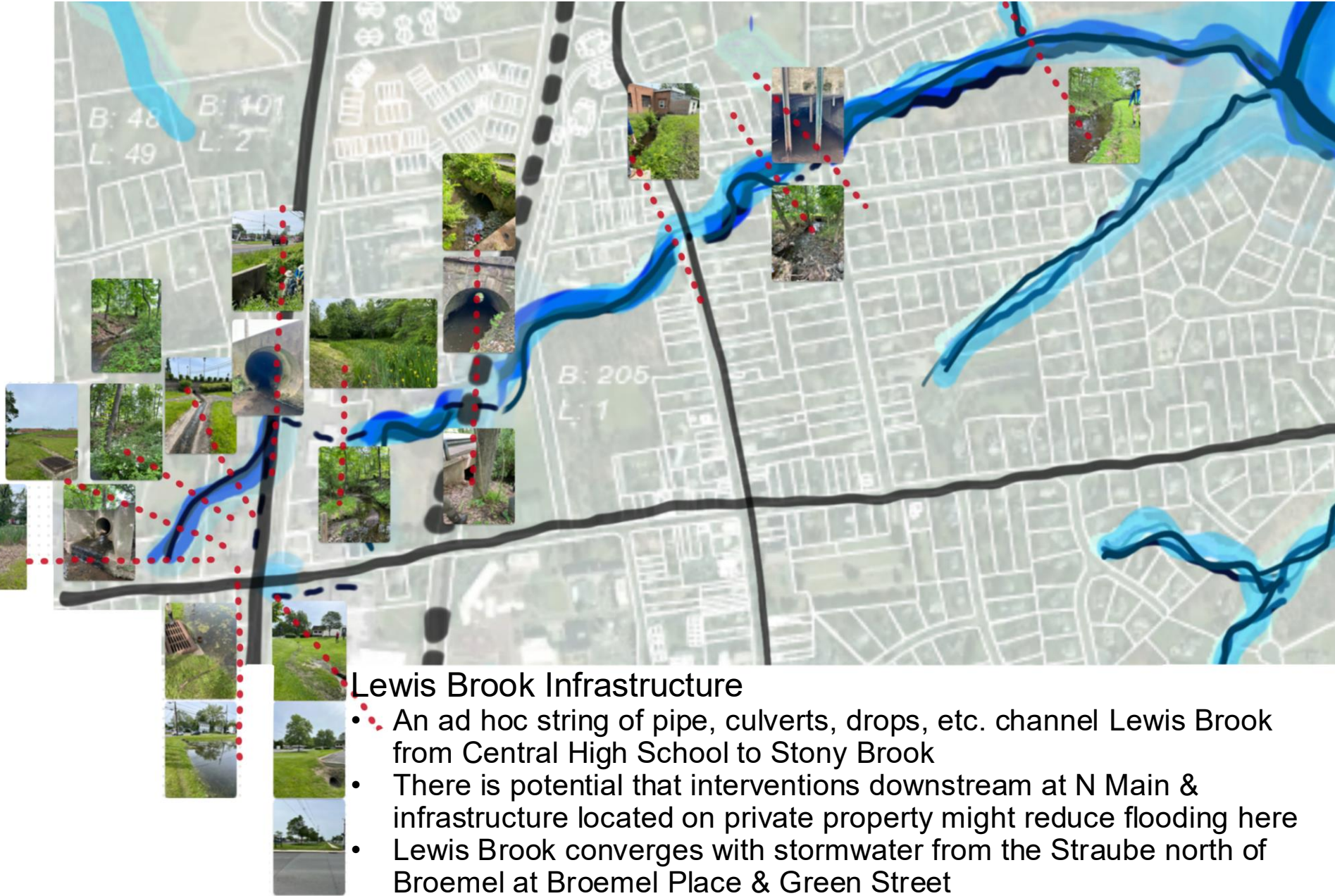
Flooding



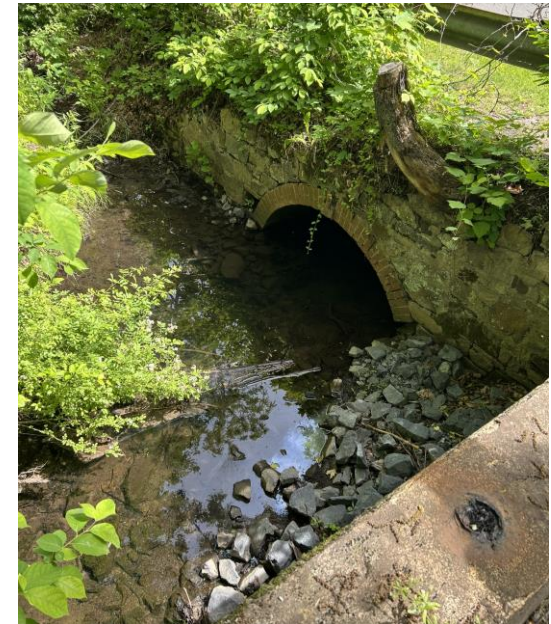
Floodwaters blocking ingress/egress to the Borough at Broemel Place & Green and Rte-31 & W Delaware

Map: MP2026 CCRHVA

Phasing with Borough Flood Mitigation: Dig-once (Permit-once)



Beneath Broemel Place



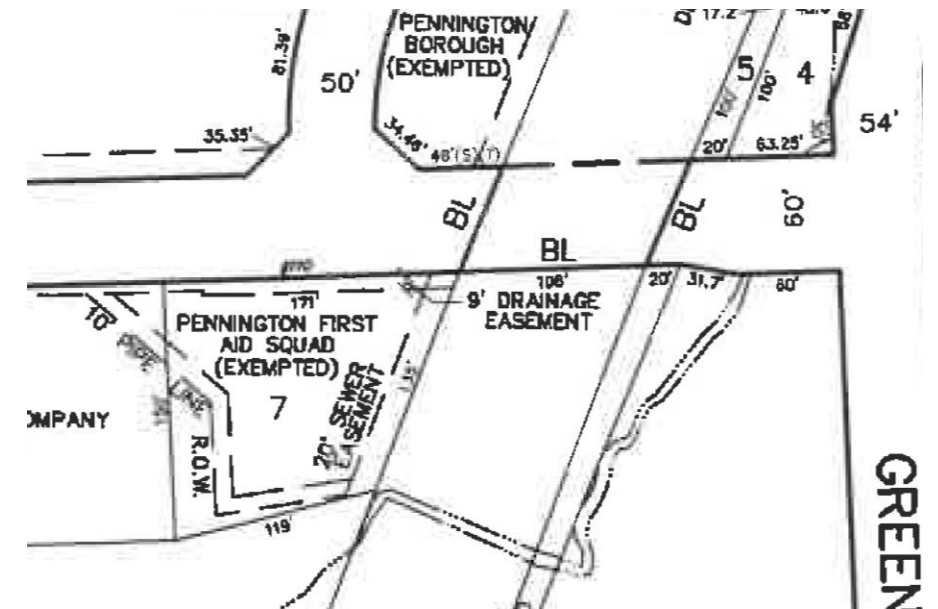
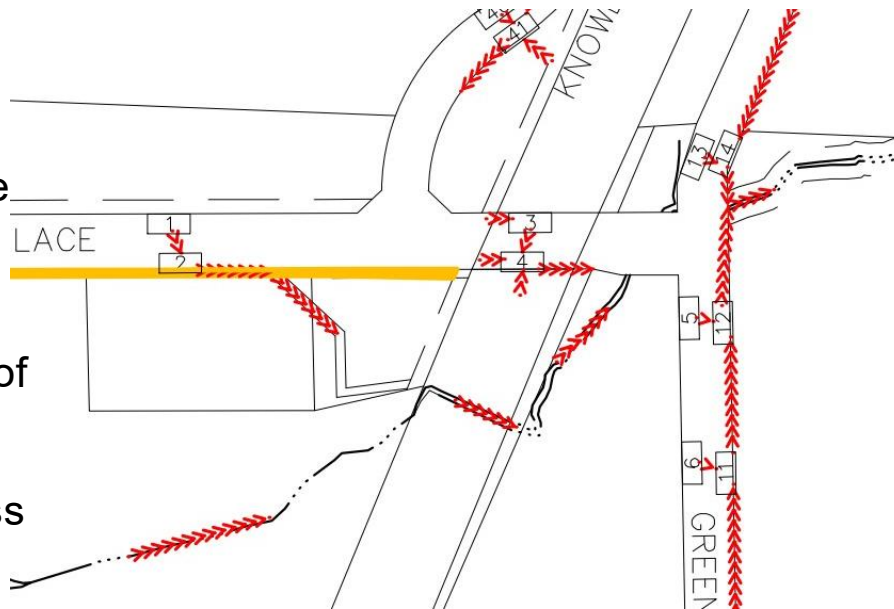
Beneath Green

Phasing with Borough Flood Mitigation

- Crumbling CSX Bridge/Overpass
- Borough is currently pursuing the FRA for CSX action on their neglected structure
- PFAS Building proximity to RR ROW & bridge



- Inlets on Broemel routed beneath PFAS site
- Inlets on Broemel beneath CSX bridge (located at curbs west of the lowest road elevation) and development north of Broemel place
- Borough is taking measures to address stormwater & flooding



PFAS Building Development from 1961 - Present

- 1961 foundation construction (looking west), appears (from images) CMU block foundation walls and confirmed to be slab-on-grade
- 1961 exterior wall construction & wood framed roof
- 1993 Addition of back portion of building, front gable, cupola, increase head height of middle bay entrance
- Roof structure unknown, but appears (from images) to include portions of original wood framing
- Parcel Explorer indicates total of 63% impervious site coverage (building & ground surface combined)



PFAS Building Existing Conditions / Extent of Alteration

- 2013 construction of wood framed interior partition with batt insulation separating main space from bunk area (bottom left)
- Through-wall mechanical
- Wood framed door openings
- No visible evidence of sprinkler system (from images), smoke/heat detectors are visible
- Entry Hall: primary circulation spaces that separates original garage structure from addition (center left)
- Exterior double hung windows (center right)
- On-site back-up generator (center right)
- Large main space (subdivided with retractable partition) (far right)
- Depending on reconfiguration & upgrades required, the use type (higher/lower hazard) and extent of work (cost) trigger NJAC Rehabilitation thresholds



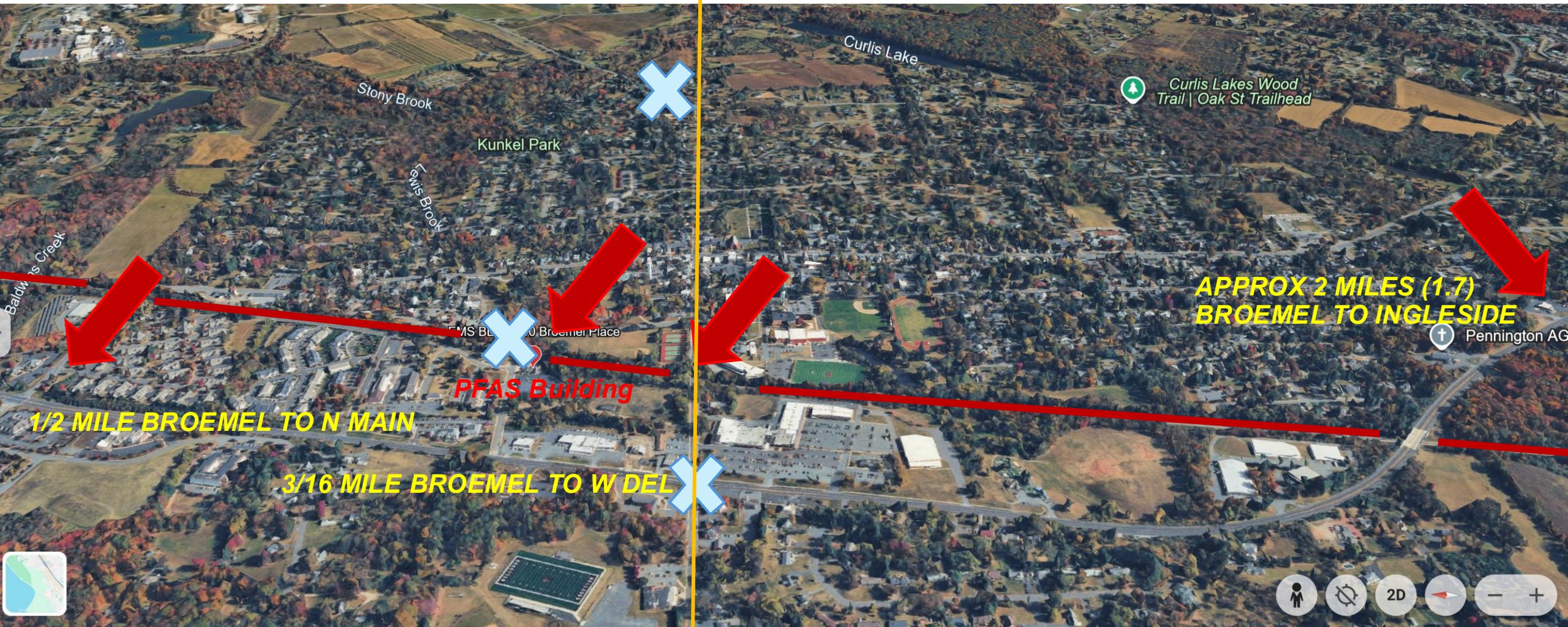
PFAS Building Location in Relation to Pennington Borough Access Points

- PFAS Building is located west of the CSX bridge on Broemel PI
- CSX Railroad subdivides the Borough with (3) direct crossings east & west, limited to north (image left) portion of the Borough
- Those crossings consist of: (2) NJDOT bridges, (1) CSX bridge overpass above Broemel PI
- Southern portion is via a crossing on Rte-31(Ingleside), and a cut from the circle farther south

 Delaware Ave

 CSX Railroad

 Indicates sites with historical flooding or are flood-prone



Police Facilities

Involve specific standards & strict guidelines, depending on the situation and not limited to the following :

- Essential Facility (*2021 International Building Code New Jersey Edition*)
 - Remain operational during severe disasters
 - Risk Category IV requirements
- Critical Infrastructure (*NJDEP*)
- Specialized Code, Operational and Security Guidelines
 - NJDOC Regulations
 - NJDCA
 - NJ AG
 - NJ AC

Consist of advanced technological equipment and a spectrum of security requirements, ballistic standards, and holding requirements, depending on the situation and not limited to the following considerations for the PFAS Building:

- Flood-proofing in known flood-prone areas & flood measures such as elevating the 1st floor
- Specific fire-rated construction for partitions
- Uninterrupted dry access
- Sensitive spatial adjacencies and separations
- Secure spaces with restricted access
- Enclosed sally port (as proposed for PFAS garage)
 - Secure perimeter for sally port bay
 - CO ventilation and separations
 - Secure access to main building from sally port
- Facilities should reduce security risks, avoid known vulnerable exposures, be strategic in location and provide quality of work standards to set-up police departments & municipalities for success

Cost Considerations & Case Studies

Cost Factors:

- Rule of thumb price per square foot for essential municipal services (Police Facility):
 - \$600-\$1000 /SF
 - Remain operational during severe disasters
 - Risk Category IV requirements
- Renovation costs are highly variable due to existing conditions:
 - \$400 SF - \$850 SF
 - Strategies to lower cost in renovations is to identify, preserve or add-to any existing 'security & hardening' conditions
- Rule of thumb price per square foot for government admin offices:
 - \$80 - \$250 / SF
- In most cases, additional permitting and/or site issue mitigation will drive up costs & time.
- Resiliency & improvement grants tend to fund mitigation & improvements to existing essential facilities in environmentally constrained sites, often to protect the site and improve essential services

Case Studies:

- Haddonfield, NJ
 - Renovation; Status: Complete 2025
 - Relocation of PD from basement of Borough-owned building into existing bank building
 - \$5.5 million total cost
 - Purchase of bank building through \$2.6 million municipal bond
 - \$500,000 Community Grant Funds sponsored by US District 1 Rep Donald Norcross
 - \$5 million in state funds from State Senator James Beach
- Morris Plains, NJ
 - Renovation & Addition, Status: value engineering to remove \$5 million from project
 - Large scope: 7,400 SF (5400 SF alterations / 2000 SF addition) expansion of existing municipal building
 - \$12 million allocated in referendum that was voted down
- Fair Haven, NJ
 - New Construction: Status: Under construction
 - Project included free-standing community center and free-standing police station with shared outdoor area
 - Larger scope (6000 SF)
 - \$8.25 million capital project (includes both buildings)
 - Capital appropriations and cost-avoidance design choices