

**Pennington Borough Council  
Regular Meeting – July 7, 2025**

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:00 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Marcianite, Rubenstein, Stem and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Public Works Superintendent Rick Smith, Sergeant Daryl Burroughs and Borough Planner Jim Kyle.

Mayor Davy announced that notice of this meeting has been given to the Hopewell Valley News, Trenton Times, and Trentonian and was posted on the bulletin board at Borough Hall and on the Borough website according to the regulations of the Open Public Meetings Act.

**PUBLIC COMMENT PERIOD**

Mayor Davy read the following statement.

The meeting is now open to the public for comments. In an effort to provide everyone interested an opportunity to address his or her comments to the Governing Body, a public comment time limit has been instituted for each speaker. **Please raise your hand and when the Borough Administrator acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.**

Victoria Myers of 397 Reading Street stated that they attended the Special Meeting and like many people they were not aware of any discussion about redeveloping the Senior Center property and they have grave concerns about development of the property related to traffic and drainage. Mrs. Myers stated that they will continue to attend upcoming meetings regarding the property and voicing their concerns regarding redevelopment.

Mr. Mike Pisauro of the Stony Brook Watershed stated that he would like to encourage Council to approve the Resolution on the agenda related to the “Real” rules as this is important legislation related to climate change. Mr. Pisauro answered questions from Council Members regarding the impact of these rules related to costs and regulations. Mr. Pisauro stated that the new regulations will pertain to new construction.

Wendy Vasquez of 2 Queens Lane stated that she has been speaking with Mr. Caminiti related to an RV camper parked on the side of her neighbor’s house and she is trying to find out if there is an ordinance that would govern this situation. Ms. Vasquez stated that she has tried to work this out with her neighbors, but she would like to ensure that there are regulations in place to ensure that others in town are not affected by similar circumstances. Mr. Caminiti stated that he has been looking into this and it is on the to-do list for this week.

Mr. John Eckel of 26 Ingleside Avenue stated that he is concerned about discussions of blocking off Ingleside Avenue in connection with a new light at Ingleside and Route 31 with regard to access for emergency equipment and access to the gas station. Mr. Eckel stated that he agrees with the idea of putting up a light, but he is against closing off part of Ingleside. Mayor Davy stated that in response to concerns from residents of Burd Street we have been working with the County and one of the ideas put forward is closing off part of Ingleside. Mayor Davy stated that at this time Council has not agreed to anything, and the County is currently gathering more data. Mayor Davy stated that more meetings are coming on this topic, and residents will be notified of these meetings.

Mr. John Holderness also spoke on the traffic light at Ingleside and Route 31 and asked if anyone knew when that light would be installed. Mayor Davy stated that we do not have any idea at this time.

**MAYOR’S BUSINESS**

Mayor Davy stated that at the next meeting he is going to propose a resolution to eliminate the Redevelopment Committee as it has become apparent that since any decisions of this committee come back to Council for approval it would make better sense to incorporate any redevelopment discussions into the work sessions for Council.

Mayor Davy asked Cheryl Kastrenakes of Vision Zero to report on any updates regarding the intersection at Route 31 and Delaware Avenue. Ms. Kastrenakes stated that the proposed upgrades are in the works and they include an all-pedestrian crossing meaning that if someone pushes the button to cross at the intersection, all traffic will stop. Ms. Kastrenakes also stated that No Turn on Red signs will be installed. Ms. Stern stated that she has heard talk of putting in a bridge and Ms. Kastrenakes stated that she has not heard any discussion about that, but

the pedestrian crossing phase will be installed if it is not already. Ms. Kastrenakes stated that the No Turn on Red signs will be the first step in the process.

Mayor Davy read the following Proclamation.

**MAYOR'S PROCLAMATION ECOGNIZING POLICE OFFICER MARK CARUSO  
FOR OUTSTANDING PERFORMANCE AND HEROIC ACTION**

**WHEREAS**, Police Officer Mark Caruso demonstrated exceptional courage, quick thinking, and compassion in responding to a critical emergency situation on September 19, 2024; and

**WHEREAS**, at approximately 5:49 PM, Officer Caruso responded to a dispatch call for a female who had attempted suicide and sustained deep lacerations to her wrist; and

**WHEREAS**, Officer Caruso immediately assessed the gravity of the situation and took decisive action to provide life-saving first aid care; and

**WHEREAS**, Officer Caruso skillfully applied a tightly wrapped bandage to the victim's wrist and maintained constant pressure on the wound to control severe bleeding; and

**WHEREAS**, Officer Caruso remained with the victim, monitoring her condition as she drifted in and out of consciousness, providing both medical assistance and emotional support during this critical period; and

**WHEREAS**, Officer Caruso's prompt and professional response helped stabilize the victim until the First Aid Squad arrived at 5:57 PM, ensuring continuity of care; and

**WHEREAS**, Officer Caruso's actions exemplify the highest standards of police service, demonstrating not only technical competence in emergency medical response but also deep compassion for those in crisis; and

**WHEREAS**, his dedication to protecting and serving our community, even in the most challenging circumstances, reflects the finest traditions of law enforcement;

**NOW, THEREFORE**, I, James M. Davy, Mayor of the Borough of Pennington, New Jersey, do hereby proclaim my sincere appreciation and recognition of **POLICE OFFICER MARK CARUSO** for his outstanding performance, heroic actions, and unwavering commitment to saving lives and serving our community with distinction.

Officer Caruso's quick thinking and compassionate response on September 19, 2024, undoubtedly helped save a life and exemplifies the courage and dedication we are proud to see in our police force.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the official seal of the Borough of Pennington to be affixed this 7th day of July, 2025.

**ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

Mayor Davy stated that the public hearing on this ordinance will be carried to the August 4<sup>th</sup>, 2025 meeting because even though it was included in the packet it was not listed on the agenda that was published for the public. Mr. Bliss stated that the ordinance does not need to be re-advertised so we are simply carrying the public hearing to the August meeting.

**BOROUGH OF PENNINGTON  
ORDINANCE 2025-10**

**BOND ORDINANCE PROVIDING FOR MILLING AND OVERLAYING  
OF VARIOUS STREETS IN AND BY THE BOROUGH OF PENNINGTON,  
IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING  
\$135,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$128,250  
BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE  
COST THEREOF.**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PENNINGTON, IN THE  
COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively  
concurring) AS FOLLOWS:**

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$135,000, including the sum of \$6,750 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$128,250 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is milling and overlaying of various streets, including, but not limited to, Green Street, Broemel Place, Curlis Avenue and Railroad Place and further including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$128,250, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

- (d) An aggregate amount not exceeding \$10,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Council Member Chandler made a motion to introduce Ordinance 2025-10, second by Council Member Marciante with all members present voting in favor.

#### **COMMITTEE REPORTS**

**Personnel/ Economic Development-** Ms. Angarone stated that Personnel did meet and with budget season approaching any budget requests related to personnel should be submitted soon for consideration. Ms. Angarone stated that EDC is busy working on their element of the Master Plan and promoting new businesses. Ms. Angarone stated that they are working on a fall event to spotlight local businesses.

**Senior Advisory Board -** Ms. Angarone encouraged seniors to visit the website for senior programs and to sign up for the senior newsletter. Ms. Angarone stated that she has reached out to the State to see if she can coordinate a workshop on the Stay NJ program but she has not heard back from them.

**Public Works/ Planning Board/ Historic Preservation –** Ms. Stern stated that Historic Preservation and Public Works did not meet. Ms. Stern stated that everyone attended the Joint Planning Board/Council Meeting on the 24<sup>th</sup> so nothing further to report for Planning Board. Mr. Marciante asked for a status on the new garbage truck and Mr. Caminiti stated that he will report later as it is on his to-do list.

**Finance & Technology/ Public Safety/ Arboretum / Landfill –** Mrs. Chandler stated that Arboretum dedication was held and it was well attended. Mrs. Chandler stated that a number of volunteers have been working on clearing out the arboretum and they are close to getting ready to doing some plantings

Mrs. Chandler stated that Public Safety met and discussed installation of speed monitors throughout town along South Main and East Delaware. Mrs. Chandler stated that the Police also have a tracker that counts cars and records speed and thanks to Sgt. Burroughs we will be getting a new one as the current one has not been performing well. Mrs. Chandler stated that Sgt. Burroughs is also hard at work trying to fill the 6<sup>th</sup> officer position and they have some other personnel proposals for the August meeting.

Mrs. Chandler stated that the Finance Committee has been discussion the budget process and we are hoping to get started on the budget for 2026 earlier in the fall.

**Environmental Commission / Shade Tree/ Library Board** – Mr. Rubenstein stated that he has been out of the Country and unable to attend meetings but he will have an update for the August meeting.

**Parks & Recreation** – Mrs. Chandler stated that the July 4<sup>th</sup> race event was held and it was a great event and everyone had fun. Mr. Marciante stated that Parks and Rec would like to have Needle Creek Brewery at the concert in September so a resolution will be coming before Council at the next meeting. Mr. Marciante asked about waiving the food license fee for serving ice cream or Italian ice at their events. Mr. Marciante asked if the fee ordinance could be amended to allow for a one-time yearly payment for these types of events. Mr. Marciante stated that Rick Smith is getting prices for repair of the sand box at Kunkel Park.

**Board of Health/ Net Zero Committee** – Mr. Valenza had no report.

**NEW BUSINESS**

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.1**

**RESOLUTION AUTHORIZING REFUNDS**

**BE IT RESOLVED** that a refund be issued from the Other Trust Fund to Nicole Neggra & Christopher Balint, 43 Model Avenue, Hopewell, NJ 08525 for a security deposit for use of Kunkel Park on June 14, 2025, in the amount of \$500.00.

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2025-7.1, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.2**

**AUTHORIZING PAYMENT OF BILLS**

**WHEREAS**, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Pennington that the bills be paid on audit and approval of the Mayor, the Appropriate Council Member and the Treasurer in the amount of \$ 1,603,219.69 from the following accounts:

Current	\$ 1,263,377.52
W/S Operating	\$ 267,176.36
General Capital	\$ 40,271.75
Grant Fund	\$ 1,875.24
Developer’s Escrow	\$ 798.00
Open Space Fund	\$ 3,200.00
COAH Trust Fund	\$ 17,984.50
Other Trust Fund	\$ 8,531.52
Animal Control Trust	\$ 4.80
TOTAL	\$ 1,603,219.69

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2025-7.2, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.3**

**RESOLUTION AUTHORIZING HVAC MAINTENANCE AGREEMENT WITH McCLOSKEY MECHANICAL CONTRACTORS FOR BOROUGH FIRST AID BUILDING THROUGH COOPERATIVE PRICING SYSTEM AGREEMENT WITH THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION**

**WHEREAS**, the Superintendent of Public Works has identified the need for an HVAC preventative maintenance agreement for the Borough First Aid Building; and

**WHEREAS**, the Superintendent has determined that the necessary HVAC preventive maintenance services are available through McCloskey Mechanical Contractors, located at 445 Lower Landing Road, Blackwood, NJ 08012 through the Hunterdon County Educational Services Commission; and

**WHEREAS**, Pennington Borough joined the Hunterdon Council Educational Services Commission by Resolution 2021-9.8 and approval was granted September 21, 2022; and

**WHEREAS**, McCloskey Mechanical Contractors is an authorized dealer for the desired HVAC preventive maintenance services and is presently under contract for maintenance of equipment and facilities in Borough Hall, in the Public Works Building and in the Senior Center respectively;

**WHEREAS**, the duration of the contract for the First Aid Building shall be one year and shall include two (2) preventive inspections of machinery and equipment as set forth in the attached contract document at an annual cost of \$1,704;

**WHEREAS**, hourly rates are provided for services not covered by the scheduled inspections and maintenance but in the event such extra services and maintenance are required the contractor must first present a proposal for the work which shall require prior approval of Borough Council;

**WHEREAS**, the prices for services provided under these contracts are consistent with the published bid prices available through the Hunterdon County Educational Services Commission in conformance with the Local Public Contracts Law;

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this purchase in the 2025 Borough Property budget line 5-01-26-310-000-227 and 5-01-26-310-000-228;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that the aforesaid HVAC preventive maintenance agreements for Borough buildings through the Hunterdon County Educational Services Commission are hereby authorized in an amount not to exceed \$1,704.00.

**Record of Council Vote on Passage**

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

Council Member Marciante made a motion to approve Resolution 2025-7.3, second by Council Member Marciante with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.4**

**RESOLUTION AUTHORIZING PAYMENT REQUEST NO. 1 TO TOP LINE CONSTRUCTION CORP. FOR WORK COMPLETED ON ROAD REHABILITATION PROJECT BALDWIN STREET AND BALDWIN COURT (PEN-BOOFP25201)**

**WHEREAS**, Top Line Construction Corp.has completed work pursuant to the contract for the Road Rehabilitation of Baldwin Street and Baldwin Court Project (PEN-BOOFP25201); and

**WHEREAS**, Van Note Harvey division of Pennoni has reviewed Top Line Construction Corp’s attached application for payment and recommends payment of same pursuant to the Contractor’s Request for Payment No.1 in the amount of \$280,386.92 less 2% retainage in the amount of \$5,607.74; and

**WHEREAS**, this is a partial payment under the contract; and

**WHEREAS**, funds are available through a grant from the NJDOT under Ordinance 2024-3 in the General Capital Fund;

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that payment to Top Line Construction Corp. in the net amount of \$274,779.18 pursuant to payment request No.1 is hereby authorized, upon receipt of fully executed documents and certified payrolls.

Record of Council Vote on Passage

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

Council Member Marciante made a motion to approve Resolution 2025-7.4, second by Council Member Chandler with all members present voting in favor.

BOROUGH OF PENNINGTON  
RESOLUTION 2025-7.5

RESOLUTION AUTHORIZING RENEWAL OF AGREEMENT WITH THE UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEM FOR EMPLOYEE ASSISTANCE PLAN

**WHEREAS**, the Borough of Pennington has established an Employee Assistance Plan (EAP) and Work-Life Benefits (WLB) program in which all employees, full-time and part-time, as well as their spouses and dependents under the age of twenty-six, can participate;

**WHEREAS**, Penn Medicine EAP provides or arranges for the provision of EAP/WLB services through a network of EAP licensed counselors;

**WHEREAS**, the attached EAP Employer Services Agreement (“Agreement”) between The Borough and The Trustees of the University of Pennsylvania, owner and operator of the University of Pennsylvania Health System, and on behalf of Penn Medicine EAP, would provide these essential services;

**WHEREAS**, the services would address the full range of employees’ personal concerns affecting attitude, attendance and general productivity in the workplace as well as providing short- term attention to urgent personal and professional concerns;

**WHEREAS**, the Agreement would provide professional services for one year, beginning August 1, 2025, at an annual rate of \$30.00 per eligible employee (approximately \$1,100.00) plus additional hourly services at specified hourly rates;

**WHEREAS**, the Chief Financial Officer of the Borough has certified that sufficient funds are available in account no. 5-01-20-100-000-250;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to execute and enter into the attached 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	X				Rubenstein	X			
Chandler	M				Stern	S			
Marciante	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-7.5, second by Council Member Stern with all members present voting in favor.

BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.6

RESOLUTION AMENDING RESOLUTION 2025-4.9 AND AUTHORIZING ADDITIONAL FEES FOR SPECIAL AFFORDABLE HOUSING COUNSEL

**WHEREAS**, the attached Borough Council Resolution 2025-4.9 authorizes fees and expenses for Special Affordable Housing Counsel in a total amount not to exceed \$6,000 without further authorization by Borough Council;

**WHEREAS**, Borough Council now believes there is a need to increase these fees and expenses by an additional \$4,000 for a total authorized amount not to exceed \$10,000 without further authorization by Borough Council;

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available in the Affordable Housing Trust Fund for this additional amount;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the attached Resolution 2025-4.9 is hereby amended and supplemented to provide for fees and expenditures for the Special Affordable Housing Counsel in an additional amount not to exceed \$4,000, from the Borough Affordable Housing Trust Fund, thereby increasing total fees to an amount not to exceed \$10,000. without prior authorization by Borough

Council.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	X			
Chandler	M				Stern	S			
Marciante	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-7.6, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.7**

**RESOLUTION AUTHORIZING GRANT APPLICATION TO SUPPLEMENT NJDOT FY 2024 MUNICIPAL AID GRANT FOR ABEY DRIVE ROAD REHABILITATION (BETWEEN MALLARD PLACE AND EAST DELAWARE AVENUE) TO ADDRESS STORM WATER IMPROVEMENTS TO REDUCE IMPACTS OF FUTURE STORMS ON THE BOROUGH STORM WATER SYSTEM AND FURTHER AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER THE LOCAL AID INFRASTRUCTURE FUND 2025 (LAIF-2025) PROGRAM**

**WHEREAS**, Borough Council has applied for and been awarded funding for an NJDOT Municipal Aid Grant – FY-2024 for improvements to Abey Drive in Pennington; and

**WHEREAS**, the NJ Department of Transportation offers grants for storm water improvements under the LAIF program; and

**WHEREAS**, the deadline for submission of Local Aid Infrastructure Fund applications is July 1, 2025; and

**WHEREAS**, in order to resolve the Borough’s need to improve the storm water infrastructure in on Abey Drive to reduce impacts of future storms on the Borough’s storm sewer system, the Borough Engineer has submitted a LAIF Application for 2025 to meet the required deadline of July 1, 2025;

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that it hereby formally approves and ratifies submission of the aforesaid electronic grant application to the New Jersey Department of Transportation, under the 2025 Local Aid Infrastructure Fund 2025; and

**BE IT FURTHER RESOLVED**, that upon the recusal of the Mayor, the Council President, with the attestation of the Borough Clerk, is hereby authorized to sign the grant agreement on behalf of the Borough of Pennington with the understanding that the Council President’s signature and the Clerk’s attestation confirm the Council President’s authority to execute and enter into such agreement and constitute approval of the grant agreement and acceptance of its terms and conditions 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	X				Rubenstein	M			
Chandler	X				Stern	S			
Marciante	X				Valenza				abstain

Council Member Rubenstein made a motion to approve Resolution 2025-7.7, second by Council Member Stern with all members present voting in favor with the exception of Mr. Valenza who abstained.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-7.8**

**RESOLUTION AUTHORIZING THE HIRING OF BRANDON M. PARRISH AS LABORER IN THE DEPARTMENT OF PUBLIC WORKS**

**WHEREAS**, the Borough of Pennington has need for a qualified person to fill the position of Laborer in the Department of Public Works;

**WHEREAS**, the position has been previously advertised and the Superintendent of Public Works and the Borough Administrator therefore drew from applications responding to the earlier advertisement and identified Brandon M. Parrish for interview;

**WHEREAS**, Mr. Parrish was interviewed by the Superintendent, the Foreman and the Borough Administrator, and they have recommended that Mr. Parrish be hired to fill the vacancy as best qualified to fill the position;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington that Brandon



M. Parrish be hired as Laborer I in the Department of Public Works, subject to successful completion of all pre-employment procedures including verification of pre-employment information, employment physical and satisfactory background check in accordance with Borough Personnel Policy 1.21;

**BE IT FURTHER RESOLVED**, that Mr. Parrish’s salary and other terms and conditions of employment shall be governed by the contract between the Borough and Teamsters Local 35, and his start date shall be determined by the Superintendent of Public Works.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	X			
Chandler	X				Stern	S			
Marciante	M				Valenza	X			

Council Member Marciante made a motion to approve Resolution 2025-7.8, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-7.9**

**RESOLUTION OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF NEW JERSEY IN SUPPORT OF THE NEW JERSEY PROTECTION AGAINST CLIMATE THREATS/RESILIENT ENVIRONMENTS AND LANDSCAPES (REAL) RULES**

**WHEREAS**, the Borough of Pennington (“the Borough”) is regularly experiencing significant flooding;;

**WHEREAS**, multiple studies released by the New Jersey Department of Environmental Protection document that extreme precipitation intensity will continue to increase in New Jersey over the coming decades.

**WHEREAS**, every time our community floods, it is a drain on our municipal resources, from closing and opening roadways, removing debris and repairing damage caused by flooding to rescuing motorists and residents trapped by flood waters;

**WHEREAS**, flooding due to extreme precipitation is a threat to the safety of our residents and built environment;

**WHEREAS**, the Borough cannot address the increasing threats from extreme storms and flooding on our own;

**WHEREAS**, the REAL Rules provide statewide protection for all municipalities in New Jersey;

**WHEREAS**, the REAL Rules assume continuing moderate emissions of greenhouse gases, which is extremely optimistic given current circumstances;

**WHEREAS**, the REAL Rules predict that there is an 83% percent chance that New Jersey will experience sea level rise up to 5.1 feet;

**WHEREAS**, there are those that are intentionally misleading others on the contents of the rule and using this misinformation to excite opposition to the rules;

**WHEREAS**, implementing the REAL Rules will assist the State and its municipalities in becoming more resilient.

**WHEREAS**, implementing the REAL Rules will help keep the residents of the Borough safe from climate change;

**WHEREAS**, addressing the impacts of climate change and implementing resiliency policies has the potential to reduce flood insurance rates, not increase them;

**WHEREAS**, addressing the impacts of climate change and implementing resiliency policies has the potential to improve a municipality’s bond rating; making it cheaper and easier to borrow money by the Borough;

**WHEREAS**, the Borough supports policies that are based upon the best available science as the REAL rules are;

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

- 1. The Borough of Pennington supports the adoption of the REAL Rules as soon as possible.

2. The Borough Clerk is hereby directed to send copies of this resolution to the Governor’s office, New Jersey Senate President, Speaker of the NJ Assembly, and the Commissioner of the New Jersey Department of Environmental Protection.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone				abstain	Rubenstein	M			
Chandler	S				Stern	X			
Marciante	X				Valenza	X			

Council Member Rubenstein made a motion to approve Resolution 2025-7.9, second by Council Member Chandler with all members present with exception of Ms. Angarone who abstained.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.10**

**RESOLUTION AUTHORIZING RETENTION OF CGP&H FOR AFFORDABLE HOUSING  
ADMINISTRATIVE SERVICES**

**WHEREAS**, Borough oversight of the purchase and sale and other matters affecting the titles to Affordable Homes in Pennington require the Borough to retain professional administrative assistance; and

**WHEREAS**, the Borough inventory of affordable housing includes 16 affordable units in Heritage at Pennington and 8 affordable units at Pennington Point and various independent units; and

**WHEREAS**, the Borough seeks to enter into a Professional Services Agreement with CGP&H, LLC (“CGP&H”) for performance of required administrative services during the year beginning August 1, 2025;

**WHEREAS**, a copy of the Professional Services Agreement proposed by CGP&H is attached to this Resolution;

**WHEREAS**, in accordance with the proposed Agreement, CGP&H will perform “municipal” services requested by the Borough or required by law on notice to the Borough at an hourly rate of \$165 per hour for senior staff, invoiced monthly, not to exceed in the aggregate for the year \$10,000 without the prior written approval by Borough Council;

**WHEREAS**, CGP&H will also be paid a flat fee of \$2,000 for each unit listed for sale and related services;

**WHEREAS**, the proposed Agreement contemplates a total budget of \$15,500 for the year, including three fee categories: (1) \$10,000 for the aforesaid “municipal” services billed by the hour, (2) \$1,200 for the aforesaid “applicant services” at a monthly rate of \$100; (3) \$4,000 in flat fees but only if there are two units @ \$2,000 listed for sale, and (4) \$300 for reimbursable expenses during the course of the year;

**WHEREAS**, it is understood that CGP&H may not invoice above an individual fee category without prior written authorization by the Borough even if the overall contract budget has not been exhausted;

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this contract from the COAH Trust Fund;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the above recitals are herein incorporated by reference in this Resolution; and

**BE IT FURTHER RESOLVED**, that subject to these recitals the Mayor and the Borough Clerk are hereby authorized to enter into the attached Agreement with CGP&H on behalf of the Borough for the year beginning August 1, 2025, subject to such modifications as the Borough Attorney may require in conformance with the above recitals.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	S			
Chandler	M				Stern	X			
Marciante	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-7.10, second by Council Member Rubenstein with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.11**

**AMENDED RESOLUTION AUTHORIZING REPAIR OF TRASH VEHICLE  
UNDER STATE CONTRACT T-2108-A89300 TO INCLUDE AFTER-DISCOVERED NEED FOR  
ADDITIONAL WORK**

**WHEREAS**, by Resolution 2025-5.12, Borough Council authorized repairs to the Borough’s 2010 Peterbilt garbage truck, under State Contract T-2108-A89300, by Hainesport Enterprises, Inc, d/b/a Hainesport Auto & Truck, at a cost not to exceed \$20,197.47;

**WHEREAS**, initial work on the truck discovered the need for additional work to replace the front springs and to make other repairs and replacements as described on the attached invoice of Hainesport Enterprises, Inc. #420619, at an additional cost of \$4,878.00;

**WHEREAS**, the additional work was authorized to proceed by the Borough’s Chief Financial Officer on an emergency basis to permit returning the truck to service as soon as possible;

**WHEREAS**, the Chief Financial Officer has certified that additional funds are available to pay for the additional work under line # 5-01-26-305-000-277 (Trash);

**NOW, THEREFORE, BE IT RESOLVED**,by the Borough Council of the Borough of Pennington, that the attached Resolution 2025-5.12 is hereby amended to approve and ratify additional repairs on the aforesaid garbage truck for an additional cost of \$4,878.00, producing a total cost not to exceed \$25,072.47.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	X			
Chandler	M				Stern	S			
Marciante	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-7.11, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 7.12**

**RESOLUTION AUTHORIZING PURCHASE OF HYDRANT AND OTHER WATER DISTRIBUTION  
SYSTEM SUPPLIES FROM RARITAN PIPE & SUPPLY CO. THROUGH COOPERATIVE PRICING  
SYSTEM AGREEMENT WITH THE NORTH JERSEY WASTEWATER COOPERATIVE PRICING  
SYSTEM**

**WHEREAS**, the Superintendent of Public Works has identified the need to purchase a fire hydrant and supplies for the maintenance of the Borough water distribution system; and

**WHEREAS**, the Superintendent has determined that the required supplies are available from Raritan Pipe & Supply Co. through the North Jersey Wastewater Cooperative Pricing System; and

**WHEREAS**, Pennington Borough joined the North Jersey Wastewater Cooperative Pricing System by Resolution 2021-10.8 in October of 2021; and

**WHEREAS**, Raritan Pipe & Supply Co. located in New Brunswick, New Jersey is an authorized dealer for the desired equipment and has provided the Borough with quote #1243227 dated June 6, 2025 for the equipment in the amount of \$12,180.94; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this purchase in the Water/Sewer Budget under line #5-05-55-501-000-271;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that the aforesaid purchase of equipment through the North Jersey Wastewater Cooperative Pricing System for the Public Works Department, is hereby authorized in an amount not to exceed \$12,180.94 as per quote 1243227 dated June 6, 2025 from Raritan Pipe & Supply Co.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubenstein	S			
Chandler	X				Stern	X			
Marciante	M				Valenza	X			

Council Member Marciante made a motion to approve Resolution 2025-7.12, second by Council Member Rubenstein with all members present voting in favor.

**PROFESSIONAL REPORTS**

**Borough Administrator** – Mr. Caminiti reported that he will be attending a meeting with Mercer County tomorrow at the Mercer County Library related to Resilience and Stormwater grants at the County level. Mr. Caminiti reported on PFAS and stated that he is hoping to have a final report this

week. Mr. Caminiti stated that we are getting closer to a decision on a new garbage truck. Mr. Caminiti stated that we have been looking into an electric garbage truck, but it appears to be not feasible for this cycle. Mr. Caminiti stated that in addition to availability issues, there are infrastructure requirements that would need to be addressed at the public works facility. Mr. Caminiti stated that we will continue to investigate alternative vehicles for other departments. Mr. Caminiti stated he will have an update on lead line replacements and sidewalk improvements at the next meeting.

**Borough Attorney- Walter Bliss** – Mr. Bliss stated that we have closed session items. Mr. Bliss stated that he sat down with Council Member Stern regarding conflict issues and it was agreed that it would help to have a review of the Local Government Ethics Law with Council and particularly with a new member coming on board.

**Borough Clerk - Betty Sterling** – Mrs. Sterling gave a brief update on the website. Mrs. Sterling stated that the website did go live on July 17<sup>th</sup> and there are some glitches that we are working through, and she asked that everyone be patient as we work through the issues.

**Chief Financial Officer - Sandy Webb** – Mrs. Webb was not in attendance.

**Superintendent of Public Works - Rick Smith** – Mr. Smith thanked Council for the support with staffing issues, and he thanked his team for all of their hard work with the storms and the heat and the short staffing that they are dealing with.

**Sergeant Burroughs** – Sgt. Burroughs stated that they just finished the final round of interviews for the 6<sup>th</sup> officer and should have a recommendation for the August meeting.

#### **Public Comment**

Mayor Davy asked that anyone wishing to speak, please raise your hand so the Borough Clerk can acknowledge you, please state your name and address for the record and limit comments to the Governing Body to a maximum of 3 minutes.

Mr. Mike Reccha of 20 East Welling Avenue asked what the best route is to learn about the Borough's Affordable Housing and any plans for redevelopment. Mayor Davy stated that the best way is to pay attention to the work of the Planning Board. Mayor Davy stated that Affordable Housing related to Redevelopment Projects will be discussed at Council Meetings and it is the intent to advertise widely for discussion of that nature.

Meredith Moore of 153 East Delaware Avenue asked for a status on the Streetscape project. Mr. Caminiti stated that he will reach out and provide an update on the Streetscape project.

#### **CLOSED SESSION**

**AT, 8:50 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:

Litigation – Foreclosure

Attorney/Client Privilege – Open Public Meetings Act Violations

#### **ADJOURNMENT**

AT 8:51 PM, Council Member Marciante made a motion to adjourn the regular meeting, second by Council Member Angarone with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling  
Borough Clerk