

**Pennington Borough Council**  
**Regular Meeting – June 2, 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, Marciante, Rubenstein, Stem and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Chief Financial Officer Sandra Webb, 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.

Mayor Davy announced two amendments to the agenda to add an appointment to the Economic Development Committee and to correct Resolution 6.3 which was incorrectly labeled on the agenda but Council received the correct resolution in their packages.

Mayor Davy also stated that the Borough Planner Jim Kyle is scheduled to talk about Affordable Housing under Council Discussion later in the meeting and he is going to move that up after the first Public Comment Period.

**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.**

Mr. Alex Reznik of 416 S. Main Street stated that he just wanted to introduce himself as the Pennington Borough Member of the School Board elected for his second term. Mr. Reznik stated that he will try to attend future meetings to keep Council informed on School Board items.

**COUNCIL DISCUSSION**

Mayor Davy introduced Borough Planner, Jim Kyle to give an update to Council on the Housing Element and Fair Share Plan in advance of a joint meeting that is scheduled for June 24<sup>th</sup>. Mayor Davy stated that the joint meeting will allow the Planning Board to hold their public hearing and approve the plan which Council will then endorse by Resolution. Mayor Davy explained that all of this needs to be done in advance of the deadline that the State has instituted of June 30<sup>th</sup>.

Mr. Kyle updated Council on where we are with the process, how the plan is shaping up and what to expect for the upcoming joint meeting. Mr. Kyle stated that he has the framework of the plan worked out and essentially, we need to address the first and second round obligations in the plan. Mr. Kyle stated that with regard to the third round he is going to use the Jacobson plan for those numbers and then he will apply the realized units towards the number, take a vacant land adjustment towards the remaining obligation. Mr. Kyle stated that our rehab obligation in the new round is four and he is working with CGP&H to run a rehab program for eligible applicants. Mr. Kyle stated that as far as the fourth round we agreed to 58 units as calculated by DCA, and we will apply for a vacant land adjustment for all but 9 units of that obligation. Mr. Kyle stated that we only have .85 acres of truly vacant land in the Borough and that results in a realistic development potential of 3 units. Mr. Kyle stated that most of the mechanisms identified in the plan are redevelopment opportunities. Mr. Kyle stated that brings the unmet need to 55 units. Mr. Kyle briefly described some of the projects that have been discussed by the redevelopment committee and how those projects will help the Borough to meet their unmet need and the fourth-round obligations. Mr. Kyle stated that our obligation simply is to file the plan by June 30<sup>th</sup> to preserve our immunity from a builder's remedy lawsuit and then work on adopting ordinances to implement the plan by March of 2026. Mr. Kyle answered questions from Council Members regarding the plan, the ordinances and the process going forward. Council Members expressed concerns with some of the properties listed in the plan that were just identified this evening and some properties that could be included but are not in the plan. Mr. Kyle stated that is why Mayor Davy wanted him to come tonight because the State has instituted an unrealistic deadline for filing these plans and there is not a lot of time to pull everything together. Mr. Kyle stated that it is difficult to prepare a plan to meet the substantial unmet need obligation and the only way to get there is to consider redevelopment projects. Mayor Davy stated that if Council wants to change the plan and remove projects, then we will not be

able to meet the requirement for unmet need. Mr. Kyle stated that if we do not file this plan by June 30<sup>th</sup>, we lose our immunity from a builder's remedy lawsuit and the Borough will lose control over the number of units that are developed. Mrs. Chandler stated that even though we are submitting this plan we are still not meeting our unmet need requirement. Mr. Kyle stated that we are never going to meet the number that the State has come up with and if we submit a plan with too few units it can be challenged. Mr. Kyle stated that part of the goal tonight was to get some guidance but he is confused as to how to proceed with the plan so he can get it filed 10 days prior to the joint meeting. Mayor Davy asked Mr. Kyle to send the draft plan out to Council so that we can work on getting it ready for approval at the joint meeting.

### **MAYOR'S BUSINESS**

Mayor Davy read the following Proclamations.

#### **BOROUGH OF PENNINGTON MAYOR'S PROCLAMATION MAYOR'S AWARD FOR EXCELLENCE IN PUBLIC SERVICE**

**WHEREAS**, Sergeant First Class Daryl Burroughs Jr. has served the Borough of Pennington with distinction since November 2008, demonstrating exceptional dedication to the safety and wellbeing of our community; and

**WHEREAS**, Sergeant Burroughs brought valuable experience to our department, having previously served as a Class II Special Police Officer for Point Pleasant Beach Police Department and as a Class I Police Officer for Long Branch Township, New Jersey; and

**WHEREAS**, through his commitment to professional development, including graduating from the Ocean County New Jersey Police Academy and obtaining certification as a Police Officer by the New Jersey Police Training Commission, as well as earning an Associate Degree from Raritan Valley Community College and a Bachelor's Degree in Criminal Justice from Thomas Edison College in 2016, receiving FBI LEEDA Certification, and maintaining certification as an Emergency Medical Technician, Sergeant Burroughs has consistently exemplified the highest standards of law enforcement; and

**WHEREAS**, Sergeant Burroughs has risen through the ranks of the Pennington Borough Police Department, being appointed Senior Patrol Officer, promoted to Sergeant in November 2021, and advanced to Sergeant First Class in November 2022, each time demonstrating exceptional leadership and competence; and

**WHEREAS**, upon the retirement of Chief Douglas Pinelli on February 1, 2025, Sergeant Burroughs was appointed Officer-In-Charge of the Pennington Borough Police Department, assuming all roles, responsibilities, and departmental decision-making authority; and

**WHEREAS**, in his capacity as Officer-In-Charge, Sergeant Burroughs has skillfully administered and enforced the rules, regulations, and standard operating procedures of the Department while maintaining the highest levels of public safety and community service; and

**WHEREAS**, Sergeant Burroughs' commitment to excellence, professionalism, and dedication to the Borough of Pennington exemplifies the finest traditions of public service;

**NOW, THEREFORE, I, James Davy, Mayor of the Borough of Pennington, New Jersey, do hereby proclaim and bestow upon –**

#### **SERGEANT AND OIC DARYL BURROUGHS JR.**

**The Mayor's Award for Excellence in Public Service in recognition of his outstanding service, exceptional leadership, and unwavering dedication to the safety and wellbeing of the residents of Pennington Borough.**

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Borough of Pennington to be affixed this 2<sup>nd</sup> day of June, 2025.

#### **BOROUGH OF PENNINGTON MAYOR'S PROCLAMATION MAYOR'S AWARD FOR EXCELLENCE IN PUBLIC SERVICE**

**WHEREAS**, the Pennington Fire Company Auxiliary has served as a critical part of our community's emergency response system for decades, demonstrating unwavering dedication to public safety and community service; and

**WHEREAS**, the Auxiliary comprises over 20 volunteers including spouses and partners of firefighters, friends, supporters, and current firefighters who dedicate their time and energy to support the fire company and community; and

**WHEREAS**, originally formed as the Ladies Auxiliary, this organization has evolved to embrace all community members committed to supporting first responders and enhancing public safety; and

**WHEREAS**, the Auxiliary performs essential fundraising through springtime flower sales, using proceeds to purchase needed equipment and firehouse items, while hosting community events including Breakfast with Santa, Fire Officers Potluck Dinner, pancake breakfasts, holiday walks, Halloween events, and Operation Santa; and

**WHEREAS**, most importantly, the Auxiliary provides critical emergency support by being present at fire scenes to provide water and food for first responders and staffing the firehouse to support returning firefighters; and

**WHEREAS**, the Auxiliary's dedication was exemplified during the Poor Farm Road Forest Fire in March 2025, Mercer County's largest forest fire consuming 300 acres and requiring hundreds of firefighters from multiple counties in New Jersey and Pennsylvania; and

**WHEREAS**, throughout the three-day emergency, the Auxiliary staffed the firehouse providing food, drink, rest areas, and coordinating supplies including apparatus fuel, truly embodying their motto "Whatever You Need"; and

**WHEREAS**, the Pennington Fire Company could not effectively serve our community without the steadfast support of the Auxiliary, whose members embody the finest traditions of volunteerism and community service;

**NOW, THEREFORE, I, James Davy, Mayor of the Borough of Pennington, New Jersey, do hereby proclaim and bestow upon the**

**PENNINGTON FIRE COMPANY AUXILIARY**

**The 2025 Mayor's Award for First Responders in recognition of their Excellence in Public Service, unwavering dedication to community safety, and exceptional support of our firefighters and emergency responders.**

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Borough of Pennington to be affixed this 2nd day of June, 2025.

**BOROUGH OF PENNINGTON PROCLAMATION DECLARING  
THE FIRST FRIDAY IN JUNE TO BE NATIONAL GUN VIOLENCE AWARENESS DAY**

**WHEREAS**, every day, 125 people in the United States are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000 gun homicides every year; and

**WHEREAS**, people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and

**WHEREAS**, New Jersey has an average of 437 gun deaths every year, with a rate of 4.8 deaths per 100,000 people, a crisis that costs the state \$5.3 billion each year, of which \$168.9 million is paid by taxpayers. New Jersey has the 37<sup>th</sup> highest rate of gun deaths in the US; and

**WHEREAS**, gun homicides and assaults are concentrated in cities, with more than half of all gun homicides in the nation occurring in 42 cities; and

**WHEREAS**, cities across the nation, including in Pennington Borough, are working to end the senseless violence with evidence-based solutions; and

**WHEREAS**, protecting public safety in the communities they serve is mayors' highest responsibility; and

**WHEREAS**, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

**WHEREAS**, mayors, councilmembers, and law enforcement officers in partnership with local violence intervention activists and resources know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

**WHEREAS**, gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country;

**WHEREAS**, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 6, 2025 to recognize the 28th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

**WHEREAS**, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

**WHEREAS**, anyone can join this campaign by pledging to wear orange on June 6th, the first Friday in June 2025, to help raise awareness about gun violence; and

**WHEREAS**, by wearing orange on June 6, 2025 people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

**WHEREAS**, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help keep our families and communities safe.

**NOW, THEREFORE BE IT RESOLVED**, that on this 2<sup>nd</sup> day of June, I, Mayor James hereby declare the first Friday in June, June 6, 2025, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

### **MAYOR'S APPOINTMENTS**

Mayor Davy announced the appointment of Rafeal Ponce de Leon owner of La Unica as Alternate 2 on the Economic Development Committee for an unexpired term ending December 31, 2025.

### **APPROVAL OF MINUTES**

Council Member Chandler made a motion to approve the minutes of the February 6, 2025 Special Council Meeting, second by Council Member Rubenstein with all members present voting in favor with the exception of Mr. Valenza who abstained.

Council Member Rubenstein made a motion to approve the minutes of the April 28, 2025, Work Session Meeting, second by Council Member Chandler with all members present voting in favor.

### **APPROVAL OF THE CLOSED SESSION MINUTES (For content but not for release)**

Council Member Angarone made a motion to approve the minutes of the April 7, 2025, Closed Session for content but not for release, second by Council Member Chandler with all members present voting in favor.

Council Member Chandler made a motion to approve the minutes of the April 16, 2025, Closed Session for content but not for release, second by Council Member Stern with all members present voting in favor with the exception of Mr. Valenza who abstained.

Council Member Rubenstein made a motion to approve the minutes of the May 5, 2025, Closed Session for content but not for release, second by Council Member Chandler with all members present voting in favor.

### **ORDINANCES FOR INTRODUCTION**

Mayor Davy read Ordinance 2025-10 by title.

#### **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 reported that Personnel met on May 6<sup>th</sup> to discuss several topics and Mr. Caminiti will report later. Ms. Angarone stated that Economic Development met and they will have some ideas going forward regarding the annual yard sale going forward and they also discussed the Wells Fargo Site so that their input could be communicated to the Redevelopment Committee.

**Senior Advisory Board** - Ms. Angarone had no report but encouraged everyone to visit the Hopewell Township website for important opportunities and education for Seniors.

**Public Works/ Planning Board/ Historic Preservation** – Ms. Stern reported that Public Works held a special meeting to talk about Abey Drive project road project and drainage. Ms. Stern stated that GP is working on a plan for sidewalk improvements.

Ms. Stern stated that the Planning Board met and memorialized Resolutions and to hear an update on the Master Plan elements. Ms. Stern encouraged everyone to visit the website page on the Master Plan.

Ms. Stern stated that Historic Preservation met and discussed a request from the Hopewell Valley Historic Society and two members were selected to participate.

**Finance & Technology/ Public Safety/ Aboretum / Landfill** – Mrs. Chandler stated that Open Space met and discussed how finding properties for open space is becoming more difficult. Mrs. Chandler reminded everyone that the Arboretum dedication will be held this Saturday. Mrs. Chandler stated that clean up days are every Saturday for anyone who wants to help out.

Mrs. Chandler did not have any updates on the landfill property.

Mrs. Chandler reported that the Finance Committee continues to work on standard operating procedures with regard to the budget process. Mrs. Chandler stated that Betty Sterling included summary of cannabis revenue in the packet and we are close to meeting our anticipated amount so anything over that amount will help with generating surplus. Mrs. Chandler stated that the letter from Pennington Point is still be discussed in the finance committee.

Mrs. Chandler stated that Public Safety met and discussed a resident letter regarding West Welling and visibility, and they are looking into some options.

**Environmental Commission / Shade Tree/ Library Board** – Mr. Rubenstein stated that the Environmental Commission met and discussed several items.

Mr. Rubenstein stated that the Library Board met and discussed programs and upgrades to the Library.

Mr. Rubenstein stated that he was unable to attend the Shade Tree meeting but they continue to work on the Community Forestry Management Plan.

**Parks & Recreation** – Mr. Marciante stated that Parks and Recreation had a very well attended concert on Sunday and

the Memorial Day Parade was a big success.

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

**NEW BUSINESS**

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 6.1**

**RESOLUTION AUTHORIZING REFUNDS**

**BE IT RESOLVED** that a refund be issued from the Other Trust Fund to Guruswami Hubballimath, 1914 Scenic Drive, Ewing, NJ 08628 for a security deposit for use of Kunkel Park on May 11, 2025 in the amount of \$500.00.

**BE IT RESOLVED** that a refund be issued from the Other Trust Fund to Alexander M. Goodman, 1 Rumson Court, Pennington, NJ 08534 for a security deposit for use of Kunkel Park on May 18, 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	X			
Marciano	S				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-6.1, second by Council Member Marciano with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 6.2**

**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 \$2,270,711.73 from the following accounts:

Current	\$ 2,131,024.99
W/S Operating	\$ 73,666.90
General Capital	\$ 34,799.67
Grant Fund	\$ 8,074.11
Developer's Escrow	\$ 6,227.50
COAH Trust Fund	\$ 661.00
Other Trust Fund	\$ 11,884.76
Animal Control Trust	\$ 10.20
Unemployment Trust	\$ 4,362.60
<b>TOTAL</b>	<b>\$ 2,270,711.73</b>

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2025-6.2, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON**

**RESOLUTION 2025-6.3****RESOLUTION AUTHORIZING AGREEMENT WITH JAY C. S. NEARY CONCERNING SEWER CONNECTION FOR 115 LEWIS BROOK ROAD IN HOPEWELL TOWNSHIP**

**WHEREAS**, Jay C. S. Neary is the owner of a single-family house at 115 Lewis Brook Road in Hopewell Township;

**WHEREAS**, the house at 115 Lewis Brook Road is served by a functioning septic system;

**WHEREAS**, Mr. Neary seeks to have this house at 115 Lewis Brook Road connected to the Pennington sewer collection system;

**WHEREAS**, Mr. Neary and the Borough have come to an agreement by which the house at 115 Lewis Brook Road will be connected to the Pennington sewer collection system, subject to conditions;

**WHEREAS**, Borough Council agrees to permit this house to be connected to the Pennington sewer collection system based solely on the unique circumstances of this property explained in the attached written Agreement;

**WHEREAS**, the attached Agreement also sets forth the terms and conditions agreed upon affecting this property;

**NOW, THEREFORE, BE IT RESOLVED**, by 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, which shall be recorded and run with the land.

**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			
Marciano	M				Valenza	X			

Council Member Marciano made a motion to approve Resolution 2025-6.3, second by Council Member Rubenstein with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 - 6.4****RESOLUTION APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSE #1108-33-001-001 FOR 2025-2026**

**WHEREAS**, Plenary Retail Consumption License #1108-33-001-001 is due for renewal on or before June 30, 2025; and

**WHEREAS**, the Borough has received an application for renewal but that application is yet unaccompanied by payment of the required Borough renewal fee;

**WHEREAS**, the Borough of Pennington Health Department has consequently not yet inspected the licensed premises for compliance with requirements under their purview;

**WHEREAS**, these matters are being addressed and it is anticipated that they will be resolved shortly;

**WHEREAS**, it is therefore the intent of Borough Council to approve the owner's application for renewal of licensure subject to receipt of payment of the Borough fee and satisfactory completion of all required inspections;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the application for renewal of License #1108-33-001-001 for the year 2025-2026 is hereby approved subject to the following conditions;

1. payment of \$2,500.00 renewal fee to the Borough of Pennington; and
2. completion of all required inspections as confirmed by the Borough Clerk;

**BE IT FURTHER RESOLVED** that the Borough Clerk of the Borough of Pennington, County of Mercer, is hereby authorized and instructed to issue and deliver said license when these conditions are satisfied and then notify the Division of Alcoholic Beverage Control accordingly, on or before June 30, 2025.

**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	X			
Marciano	S				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-6.4, second by Council Member Marciano with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-6.5**

**RESOLUTION APPROVING RAFFLE LICENSE RA: 3.25 FOR  
TRENTON CYRUS FOUNDATION**

**WHEREAS**, Trenton Cyrus Foundation submitted raffle application RA: 3.25 on May 14, 2025 for a raffle to take place on October 11, 2025 or October 12, 2025 (rain date) at Trenton Cyrus Lodge #5, 131 Burd Street, Pennington, NJ 08534 and a copy of that application is attached to this resolution; and

**WHEREAS**, N.J.A.C. 13:47-4.1 et seq., requires seven (7) days to elapse before the Governing Body makes its findings and determinations; and

**WHEREAS**, the required waiting period was satisfied on May 21, 2025; and

**WHEREAS**, Trenton Cyrus Foundation meets the qualifications for issuance of a license for said raffle based on the findings and determination set forth in the annexed form 5-A, as required by law;

**WHEREAS**, Trenton Cyrus Foundation, in accordance with law, has submitted the required fees forthwith;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that raffle license RA: 3.25 for Trenton Cyrus Foundation be approved; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk will forward the annexed Application and Findings and Determinations for RA: 3.25 to the Legalized Games of Chance Control Commission in accordance with N.J.A.C. 13:47-4.1, et seq.

**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			
Marciano	M				Valenza	X			

Council Member Marciano made a motion to approve Resolution 2025-6.5, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-6.6**

**RESOLUTION AUTHORIZING THE HIRING OF KACPER MILESZ ZAJDEL 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 was advertised and the Superintendent of Public Works and the Borough Administrator reviewed applications for the position, interviewed two of the applicants, and recommended the hiring of the one person believed to be qualified for this position;

**WHEREAS**, the Superintendent of Public Works has identified Kacper Milesz Zajdel as having the qualifications for the position; and

**WHEREAS**, Mr. Zajdel has been interviewed by the Superintendent and the Borough Administrator, and they have recommended that Mr. Zajdel be hired to fill the vacancy;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington that Kacper Milesz Zajdel 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. Zajdel'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	S				Rubenstein	X			
Chandler	X				Stern	X			
Marciano	M				Valenza	X			

Council Member Marciano made a motion to approve Resolution 2025-6.6, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 6.7**

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

**WHEREAS**, the Superintendent of Public Works has identified the need for HVAC preventative maintenance agreements for Borough Hall, Public Works and the Senior Center; 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 has presented the Borough with the three attached contracts for maintenance of equipment and facilities in Borough Hall, in the Public Works Building and in the Senior Center respectively;

**WHEREAS**, the duration of each contract is one year, the equipment and facilities to be serviced in each of the three buildings are listed in the applicable contract document, and the frequency of preventive inspections and services and related annual prices are as follows:

Borough Hall: 3 times per year at \$1,705.00 each, or \$5,115.00 annual total  
Public Works Building: 2 times per year at \$852.00 each, or \$1,704.00 annual total  
Senior Center: 2 times per year at \$852.00 each, or \$1,704.00 annual total

**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 \$8,523.00.

**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	X			
Marciano	S				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-6.7, second by Council Member Marciano with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 6.8**

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO GOVERNOR'S COUNCIL  
SUBSTANCE USE DISORDER (GCSUD) FOR FISCAL  
GRANT JULY 1, 2025 TO JUNE 30, 2026**

**WHEREAS**, the Governor's Council on Substance Use Disorder (GCSUD) has established the Municipal Alliances for the Prevention of Substance Use Disorder to educate and engage residents, local government and law enforcement officials, schools, non-profit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey;

**WHEREAS**, the Governing Bodies of the Township of Hopewell and the Boroughs of Pennington and Hopewell, County of Mercer, State of New Jersey recognize that substance abuse disorder is a serious problem in our society among people of all ages, and therefore have established a Municipal Alliance Committee known as the Hopewell Valley Municipal Alliance; and

**WHEREAS**, the Governing Bodies of the Township of Hopewell and the Boroughs of Pennington and Hopewell further recognize that it is incumbent on not only public officials but upon the entire community to take action to prevent substance abuse disorder in our community; and

**WHEREAS**, the governing bodies of the Township of Hopewell and the Boroughs of Pennington and Hopewell have applied for funding to the Governor's Council on Substance Use Disorder through the County of Mercer;

**WHEREAS**, Mercer County has issued a letter of intent allocating \$17,058.00 to the Hopewell Valley Municipal Alliance Communities for this grant year requiring a 25% cash match equal to \$4,264.50 and a 75% in-kind match valued at \$12,793.50;

**WHEREAS**, Pennington's share of the cash match shall be \$1,500.00;

**WHEREAS**, the Borough CFO has certified that funds for Pennington's share of the cash match is available in line #5-01-42-104-000-267;

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

1. Application for and acceptance of the aforesaid grant funds by and on behalf of the Borough of Pennington is hereby authorized and approved, with the understanding that the grant in the total amount of \$17,058, including \$4,264.50 cash match and \$12,793.50 in-kind, will entail a Borough cash share of \$1,500; and
2. The terms and conditions for administering the grant, including administrative compliance and audit requirements are hereby acknowledged; and
3. This Resolution replaces and supersedes Borough Council Resolution 2025-5.10; and
4. The Mayor is hereby authorized to sign this Resolution on behalf of Pennington in compliance with grant requirements.

**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			
Marciano	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-6.8, second by Council Member Rubenstein with all members present voting in favor.

**PROFESSIONAL REPORTS**

**Borough Administrator** – Mr. Caminiti thanked the Borough Staff who work feverishly behind the scenes in particular Borough Clerk who is juggling multiple things every day. Mr. Caminiti stated that Public Works has been short-staffed, they are managing community events as well as day-to-day operations, deadlines, compliance deadlines and many other things that are done on a day-to-day basis. Mr. Caminiti stated that he is working on a PFAS update for presentation to Council. Mr. Caminiti stated that the website is due to go live this week and Betty and Robin are working together with training to get up and running by the June 17<sup>th</sup> go live date. Mr. Caminiti updated Council on the transition from the State Health Benefits Program to a Health Insurance Fund. Mr. Caminiti reported that this can't come soon enough because a notice came out that rates for the SHBP for 2026 are going up 30 to 35 percent and even higher projections for increases over the next several years. Mr. Caminiti stated that PSE&G reached out to him regarding a stakeholder meeting on the new increases.

**Borough Attorney- Walter Bliss** – Mr. Bliss had nothing further to report.

**Borough Clerk - Betty Sterling** – Mrs. Sterling stated that she was going to give an update on the website, but GP covered that. Mrs. Sterling stated that the Proclamation for Sergeant Burroughs is well deserved, and he has been a pleasure to work with since he became the OIC.

**Chief Financial Officer - Sandy Webb** – Mrs. Webb had nothing further to report.

**Superintendent of Public Works - Rick Smith** – Mr. Smith had nothing further to report.

**Sergeant Burroughs** – Sgt. Burroughs thanked Council for the Proclamation, but he had a bad connection and could not be heard.

Sergeant Thomas – Sgt. Thomas thanked Mayor, Council and the staff for all of their support and wishes with the death of his mom recently. Sgt. Thomas stated that he had nothing but gratitude and thanks for everyone.

**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.

There were no comments from the public.

**CLOSED SESSION**

**AT, 8:27 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:

Open Space Acquisition - Green Acres

Litigation - Hopewell PILOT

**ADJOURNMENT**

AT 8:27 PM, Council Member Chandler 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