

**Pennington Borough Council
Regular Meeting – January 6, 2026**

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:43 pm following the Reorganization Meeting. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Kassler-Taub, Rubenstein, Stern and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Sandra Webb, Public Works Superintendent Rick Smith and Lieutenant Daryl Burroughs.

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

Open to the Public

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.**

There were no comments from the public.

APPROVAL OF MINUTES

Council Member Chandler made a motion to approve the minutes of the November 24, 2025 Work Session Meeting, second by Council Member Valenza with all members present voting in favor with the exception of Ms. Kassler-Taub who abstained.

Council Member Chandler made a motion to approve the minutes of the December 1, 2025 Regular Meeting, second by Council Member Stern with all members present voting in favor with the exception of Ms. Kassler-Taub who abstained.

Council Member Stern made a motion to approve the minutes of the December 29, 2025 Regular Meeting, second by Council Member Angarone with all members present voting in favor with the exception of Council Members Chandler, Kassler-Taub and Valenza who abstained.

APPROVAL OF CLOSED SESSION MINUTES (for content but not for release)

Council Member Rubenstein made a motion to approve the November 24, 2025 Closed Session minutes for content but not for release, second by Council Member Stern with all members present voting in favor with the exception of Ms. Kassler-Taub who abstained.

Council Member Chandler made a motion to approve the November 25, 2025 Closed Session minutes for content but not for release, second by Council Member Rubenstein with all members present voting in favor with the exception of Ms. Kassler-Taub who abstained.

Council Member Rubenstein made a motion to approve the December 29, 2025 Closed Session minutes for content but not for release, second by Council Member Stern with all members present voting in favor with the exception of Ms. Kassler-Taub who abstained.

ORDINANCES FOR INTRODUCTION

Mayor Davy read Ordinance 2026-1 by title.

**BOROUGH OF PENNINGTON
COUNTY OF MERCER**

ORDINANCE NO. 2026 -1

**AN ORDINANCE INCREASING RATES CHARGED BY THE PENNINGTON
BOROUGH WATER AND SEWER UTILITY, AND AMENDING THE CODE OF
THE BOROUGH OF PENNINGTON**

WHEREAS, the Pennington Borough Water and Sewer Utility continues to incur increased costs;

WHEREAS, Borough Council of the Borough of Pennington has determined that as a result of these increased costs the rates charged by the Utility for water and sewer services must be increased and the rates must be further differentiated for customers based on amount of usage;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Pennington as follows:

1. **Section 98-41 of the Code, concerning base and usage charges for water and sewer customers, is hereby amended as follows (with language in brackets deleted, new language underlined and percentage changes indicated in parenthesis):**

A. There are hereby established the following quarterly charges for water customers:

Meter Size (inches)	Base Charge [4,000] <u>2,000</u> Gallons or less	First Excess Usage Block Charge [4001] <u>2,001</u> -20,000 Gallons (per 1,000 Gallons)	Second Excess Usage Block Charge 20,001-60,000 Gallons (per 1,000 Gallons)	Third Excess Usage Block Charge 60,001-200,000 Gallons (per 1,000 Gallons)	Fourth Excess Usage Block Charge More than 200,000 Gallons
Less than 1	[\$51.87] <u>\$53.43</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>
1	[\$79.19] <u>\$81.57</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>
2	[\$226.23] <u>\$233.02</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>
3	[\$504.67] <u>\$519.81</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>
4	[\$695.34] <u>\$716.20</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>
6	[\$1,385.90] <u>\$1,427.48</u>	[\$7.64] <u>\$7.87</u>	[\$9.09] <u>\$9.36</u>	[\$9.98] <u>\$10.08</u>	[\$11.67] <u>\$12.02</u>

NOTE: Usage charges are per one-thousand-gallon increments, or portion thereof.

B. There are hereby established the following quarterly charges for sewer customers:

Base Charge [4,000] <u>2,000</u> Gallons or Less	First Excess Usage Block Charge [4,001] <u>2,001</u> -20,000 Gallons (per 1,000 Gallons)	Second Excess Usage Block Charge 20,001-60,000 Gallons (per 1,000 Gallons)	Third Excess Usage Block Charge 60,001-200,000 Gallons (per 1,000 Gallons)	Fourth Excess Usage Block Charge More than 200,000 Gallons (per 1,000 Gallons)
[\$58.87] \$60.64	[\$8.36] <u>\$8.61</u>	[\$10.03] <u>\$10.33</u>	[\$10.78] <u>\$11.10</u>	[\$11.59] <u>\$11.94</u>

NOTE: Usage charges are per one-thousand-gallon increment, or portion thereof.

C. The minimum quarterly base charge for multiunit residential or multiunit commercial or a combination thereof serviced through a single water meter shall be determined by the product of the number of units by the minimum quarterly base charge of a one-inch meter, regardless of the size of the meter(s) that feeds the units.

D. Sewage or other wastes containing unduly high concentrations of other substances which add to the operating costs of the sewage treatment works will be subject to a surcharge to be determined by the Borough on the basis of the character and volume for such sewage and wastes. Where, in the opinion of the Borough, sewage and other wastes of a deleterious character adversely affect the treatment processes, the Borough reserves the right to require that such sewage and wastes be treated by the contributor to remove or neutralize the objectionable substances before discharge into the sewers.

E. Base and usage charges shall be due on January 31, April 30, July 31, and October 31.

F. Premises introducing water into a permanent private pool may be allowed a reduction in the charge of sewer usage in an amount equal to the volume of water introduced into the pool. This will require the installation and rental of a temporary meter in conformance with the Borough Code.

3. This ordinance shall take effect upon its passage and publication as provided by law except the rate changes provided for herein shall be first effective in the quarter beginning April 1, 2026.

Mr. Bliss read a change clarifying that rates will be effective April 1, 2026 into the record. Council Member Chandler made a motion to Introduce Ordinance 2026-1 as amended, second by Council Member Stern with all members present voting in favor.

Mayor Davy read Ordinance 2026-2 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2026-2**

**ORDINANCE GOVERNING USE OF THE
BOROUGH MESSAGE BOARD**

WHEREAS, Borough Council seeks to establish rules governing access to the Borough's mobile electronic message board to ensure its effectiveness in facilitating direct communication of governmental information to the public as well as in promoting events and activities sponsored by governmental and 501c3 non-profit organizations;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Pennington, that the Code of the Borough of Pennington is hereby amended by the addition of a new Chapter 129, Message Board, which shall read as follows:

1. The Borough has acquired a mobile electronic message board to permit direct communication of governmental information and messaging to the public while serving as well to promote events and activities of governmental and 501c3 non-profit organizations. Use of the message board shall be limited to these purposes.
2. Access to the Message Board will be granted upon application to the Superintendent of Public Works, on a first-come first-served basis, with the exception that governmental messages and Borough-sponsored events and activities will be given priority.
3. An application for approval must be delivered to Borough Hall, 30 North Main Street, at least five (5) business days before the first Monday of the month (the date of the regular monthly meeting of Borough Council) in advance of the requested posting.
4. An acceptable post shall consist of three (3) displays of up to three (3) lines each with a maximum of nine to ten (9-10) characters per line. The post will be displayed up to seven (7) consecutive days. All proposed postings are subject to editing to accommodate space limitations.
5. The location of the Message Board shall vary to suit conditions and maximize its effectiveness in the discretion of the Superintendent. Typically, the Board will be illuminated from 7 am to 10 pm.
6. Non-governmental organizations shall be charged an application fee in accordance with Chapter 98 of the Borough Code to cover the cost of processing the application and messaging for the post. Each post will require a separate application.

AND BE IT FURTHER ORDAINED that Chapter 98, Article VI of the Borough Code, concerning Miscellaneous Non-Land Use Fees, at Section 98-30, is hereby amended by adding a new subsection 98-30H requiring a \$100 fee for each application for use of the Borough message board by a 501c3 non-profit organization, in accordance with Chapter 129 of the Code, the amended Section 98-30 to read as follows (with new language underlined):

98-30. Miscellaneous Fees.

The following miscellaneous fees shall be collected as required by the applicable sections of this Code:

- A. Annual license fee for body art establishments, as required by Section 76-1 of this Code: \$500.
- B. Peddler's permit as required by Section 147-6 of this Code: \$100.
- C. Registration of vacant building, as required by Chapter 136, Art. II, initially and annually: \$250.
- D. Annual fee for electronic smoking device establishment license: \$600.
- E. Fee for Memorial Tree: \$500.
- F. Fee for Adopt A Flag: \$50.

- G. Fees for registration as a participant in the annual yard sale including use of yard sign advertising participation: \$25.
- H. Fee for each application for use of Borough Message Board pursuant to Chapter 129 of the Code: \$100.

AND BE IT FURTHER ORDAINED that this Ordinance shall be effective upon its passage and publication as provided by law

Council Member Chandler made a motion to Introduce Ordinance 2026-2, second by Council Member Rubenstein with all members present voting in favor.

Mayor Davy read Ordinance 2026-3 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2026-3**

**ORDINANCE CHANGING ENFORCEMENT AGENCIES UNDER THE BOROUGH FIRE
PREVENTION CODE, AMENDING
CHAPTER 104 OF THE CODE OF THE BOROUGH OF PENNINGTON**

WHEREAS, the Borough of Pennington (“Borough”) is responsible for certain fire inspection services under the Uniform Fire Safety Act (N.J.S.A. 52:27D-192, et seq.), including respectively life-hazard uses and non-life hazard uses as defined in the Act and related regulations;

WHEREAS, Borough Council seeks to reorganize its enforcement activities to defer to the Division of Fire Safety in the Department of Community Affairs for inspection of life-hazard uses while bringing inspection services for non-life-hazard uses in house by employing a Borough fire official;

WHEREAS, pending the appointment of a properly qualified fire official under the Fire Safety Act, the Borough will defer to the Division of Fire Safety for inspection services for both life-hazard and non-life-hazard uses;

NOW, THEREFORE, BE IT ORDAINED, by Borough Council of the Borough of Pennington, that Chapter 104 of the Borough Code is hereby amended (with new language underlined and deleted language crossed out) as follows:

1. Section 104-1. Local Enforcement.

Pursuant to Section 11 of the Uniform Fire Safety Act (P.L. 1983,c. 1983; N.J.S.A. 52:27D-202; and N.J.A.C. 5:71-2.3), the New Jersey Uniform Fire Code shall be enforced with respect to life-hazard uses in the Borough of Pennington by the Division of Fire Safety in the New Jersey Department of Community Affairs locally within the established limits of the Borough of Pennington. Enforcement with respect to non-life-hazard uses within the jurisdiction of the Borough of Pennington shall be performed locally by a properly qualified fire official employed by the Borough for that purpose. When the Borough has not appointed such an official, or there is a vacancy in the position, the Borough shall defer to the Division of Fire Safety in the Department of Community Affairs for inspection services relating to non-life-hazard use as well.

2. Section 104-2. Agency Designation.

The ~~local~~-enforcing agency for the Borough of Pennington shall be the ~~Hopewell Township Fire Commissioners Bureau of Fire Safety~~ New Jersey Department of Community Affairs except the enforcing agency for non-life-hazard uses shall be the Borough of Pennington subject to its appointment of a properly qualified fire official under the Uniform Fire Safety Act.

3. Section 104-3. Duties.

The ~~local~~-enforcing ~~agencies~~ agency for the Borough of Pennington shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the jurisdiction of the Borough of Pennington, other than owner-occupied one- and two-family dwellings, and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code.

4. Section 104-4. Life-hazard uses.

In accordance with Section 104-2 of this chapter, the Division of Fire Safety in the New Jersey Department of Community Affairs. The local enforcing agency established by Section 104-22 of this article shall carry out the periodic inspections of life hazard uses required by the Uniform Fire Code on behalf of the Commissioner of the Department of Community Affairs of the State of New Jersey.

5. Section 104-5. Non-life-hazard uses.

The Fire Official appointed by the Borough of Pennington in accordance with Section 104-2 of this chapter. The local enforcing agency established by Section 104-2 of this article shall carry out the inspections of inspection services for non-life-hazard uses as defined by the Uniform Fire Code on behalf of the Commissioner of the Department of Community Affairs of the State of New Jersey. When the Borough has not appointed a fire official or there is a vacancy in that position, these services shall be performed by the New Jersey Department of Community Affairs as above provided.

6. Section 104-6. Fees.

The fees authorized by the Uniform Fire Safety Code (P.L. 1983, c.383, N.J.S.A. 52:27D-192, et seq.) and N.J.A.C. 5:70-2.9(c) are set forth in Chapter 98 of this Code. The payment of required fees for life-hazard uses and other industrial and commercial uses shall be the responsibility of the occupant of the premises. The payment of fees required for multifamily dwellings shall be the responsibility of the owner of the premises. The above-described fees shall be paid by the responsible party on or before the date specified in the notice served upon said party by the Fire Official, which date shall be at least 30 days from the date of the notice.

104-7 Appointment of Fire Official, inspectors and employees.

- A. Appointment of Fire Official. The local enforcing agency, when charged with inspection of non-life-hazard uses, shall be under the supervision of a the Fire Official who shall be appointed by the Pennington Borough Council subject to applicable legal requirements Hopewell Township Board of Fire Commissioners, Fire District No. 1, under the authority of an interlocal services agreement.
- B. Term of office. The Fire Official shall serve for a term of one year.
- C. Inspectors and employees. Such inspectors and other employees as may be necessary in the local enforcing agency shall be appointed by the Pennington Borough Council Hopewell Township Board of Fire Commissioners, Fire District No. 1, under the authority of an interlocal services agreement upon the recommendation of the Fire Official.
- D. ~~Removal from office. Inspectors and other employees of the enforcing agency shall be subject to removal by the Hopewell Township Board of Fire Commissioners, Fire District No. 1, for inefficiency or misconduct. Each inspector or employee to be so removed shall be afforded an opportunity to be heard by the appointing authority or a designated hearing officer.~~

7. Section 104-8. Appeals.

Pursuant to Sections 15 and 17 of the Uniform Fire Safety Act (N.J.S.A. 52:27D-206 and 27D-208), any person aggrieved by any order of the local enforcement agency shall have the right to appeal to the Construction Board of Appeals of Mercer County.

AND BE IT FURTHER ORDAINED, that this Ordinance shall be effective upon its passage and publication as provided by law.

Council Member Chandler made a motion to Introduce Ordinance 2026-3, second by Council Member Stern with all members present voting in favor.

COMMITTEE REPORTS

Personnel / Economic Development - Ms. Angarone reported that Personnel met and should have budget recommendations ready soon. Ms. Angarone stated that Economic Development was busy in December with the Holiday Walk and the Menorah lighting ceremony.

Ms. Angarone reported that Senior Advisory has a couple of events coming up in January and she encouraged anyone interested to check the website and register for upcoming events.

Mayor Davy stated that there are still three open seats for Economic Development.

Public Works / Senior Advisory - Ms.Stern reported that Public Works did not meet in December but they are working on a meeting for January.

Ms. Stern reported that Historic Preservation met and discussed various items that they are working on including trees in the historic district and communication to new residents in the district.

Ms. Stern stated that the Planning Board met jointly with Borough Council on December 18th for a presentation on the Affordable Housing Plan.

Mayor Davy stated that the two alternate positions are still open on the Planning Board.

Finance / Public Safety / Arboretum / Landfill - Mrs. Chandler had nothing to report on the Arboretum and the Landfill. Mayor Davy stated that Excel Environmental will make a presentation at the January Work Session on the Landfill Remediation Report.

Mrs. Chandler stated that Public Safety did not meet, but she wanted to congratulate Daryl Burroughs on his appointment to Lieutenant.

Mrs. Chandler stated that the budget process is underway, books should be closed mid-January. Mrs. Chandler stated that we are waiting for administration numbers on salaries. Mrs. Chandler stated that the schedule will be tight.

Board of Health /Environmental Commission / Shade Tree - Mr. Rubenstein reported that the Library renovations are underway and should be completed this week. Mr. Rubenstein stated that Shade Tree finalized and submitted the Community Forestry Management Plan.

Planning Board / Historic Preservation / Parks & Recreation - Ms. Kassler-Taub will report next meeting.

Mayor Davy stated that there are three open vacancies on Parks and Recreation.

Library Board / Hopewell Green Team / Net Zero Subcommittee - Mr. Valenza hand nothing to report.

NEW BUSINESS

**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 1.20**

**RESOLUTION AUTHORIZING AND APPROPRIATING A TEMPORARY BUDGET FOR THE
BOROUGH OF PENNINGTON FOR THE YEAR 2026**

WHEREAS, the Local Budget Law (N.J.S.A. 40A:4-19) provides that where any contract, commitments or payments are to be made prior to the final adoption of the 2025 budget, temporary appropriations in an amount not to exceed 35% of the total appropriations for the prior year shall be made for the purpose and amounts required in the manner and time therein provided; and

WHEREAS, 35% of the total appropriations of the 2025 budget exclusive of any appropriations for interest, debt redemption charges, Capital Improvement Fund and Public Assistance, in the said budget, is the sum of \$1,565,572.17 for the current fund budget and \$584,531.15 for the water and sewer utility fund;

NOW, THEREFORE, BE IT RESOLVED, that the attached temporary appropriations be made and that a certified copy of this resolution be transmitted to the Borough Finance Officer.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.20, second by Council Member Stern with all members present voting in favor

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 1.21**

**RESOLUTION ADOPTING A CASH MANAGEMENT PLAN
FOR THE YEAR 2026**

WHEREAS, the State of New Jersey amended the State laws concerning investment of local government funds with the adoption of Chapter 148, P.L. 1997, and

WHEREAS, these new laws expand the responsibility of the Governing Body and the role of the Chief Financial Officer in cash management, and

WHEREAS, these new laws require the adoption of a Cash Management Plan, and

WHEREAS, the Chief Financial Officer has reviewed the new laws and drafted a Cash Management Plan to conform to those laws and to the current banking and investment practices of the Borough,

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pennington, County of Mercer, State of New Jersey that the attached Cash Management Plan is hereby adopted, and

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby directed to present this resolution and adopted Cash Management Plan to the State of New Jersey and to all designated depositories and asset managers in accordance with the requirements of the applicable State laws.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.21 second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 1.22**

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 \$ 1,118,679.60 from the following accounts:

Current	\$ 1,097,671.91
W/S Operating	\$ 13,231.79
Other Trust Fund	\$ 5,850.00
COAH Trust Fund	\$ 1,113.00
Developer’s Escrow	\$ 812.90
TOTAL	\$ 1,118,679.60

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.22, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-1.23**

**RESOLUTION AWARDING CONTRACT TO EAGLE JANITORIAL FOR CONTINUATION OF
JANITORIAL SERVICES IN 2026**

WHEREAS, the Borough of Pennington seeks to contract with a qualified janitorial service for cleaning services for the building, including the library and the police department, on a month-to-month basis in 2026 pending compliance with the Local Public Contracts Law; and

WHEREAS, Eagle Janitorial Services of Pennington (“Eagle”) has submitted a proposal dated December 2, 2025 which would have Eagle continue to provide these services 5 days per week, except as otherwise specified, at the rate of \$1,653.00 per month;

WHEREAS, the Eagle proposal contains a specific description of tasks and related frequency of service and is comprehensive in its coverage;

WHEREAS, the work shall include all labor, supervision, material and equipment necessary to perform the services, except as indicated;

WHEREAS, special services including carpet cleaning, stripping and re-waxing of hard surface floors and cleaning of exterior windows are not included in the service but are available subject to separate quotation;

WHEREAS, Eagle has previously provided cleaning services to the Borough and has performed satisfactorily (5) days per week;

WHEREAS, before the agreement may be effective, Eagle Janitorial Services shall supply proof of general, contract and property damage liability insurance as well as employer’s liability/workers compensation with minimum limits of \$1,000,000 or as otherwise required by law, respectively, naming the Borough of Pennington as an additional insured;

WHEREAS, approval of this contract complies with N.J.S.A. 19:44A-20.5 effective January 1, 2006, which prohibits the award of certain contracts to any person or business entity which makes reportable contributions to local political or candidate committees representing member of the governing body; and

WHEREAS, Eagle Janitorial Services shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Exhibit A; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds for these services are available in account #: 6-01-26-310-000-227 with a portion of the contract to be charged to the Library budget;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the Borough Administrator is hereby authorized to issue an appropriate purchase order for the month-to-month services of Eagle Janitorial Services at the rate of \$1,653.00 per month.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubinstein	M			
Chandler	S				Stern	X			
Kassler-Taub	X				Valenza	X			

Council Member Rubenstein made a motion to approve Resolution 2026-1.23, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-1.24**

**RESOLUTION AUTHORIZING SOFTWARE SUPPORT AGREEMENT WITH EDMUNDS
GOVTECH FOR 2026**

WHEREAS, the Borough requires professional maintenance services for software systems used in Borough operations;

WHEREAS, the Borough now seeks to retain for this purpose, for the year 2026, the firm of Edmunds GovTech (“EGT”) of Northfield, New Jersey;

WHEREAS, the professional services to be provided by EGT are described in the EGT proposal dated October 1, 2025 (hereafter “Proposal”), which is attached to this Resolution;

WHEREAS, the annual cost of the proposed services shall total \$14,762.62 as itemized in EGT’s Proposal;

WHEREAS, it is understood that the total annual cost of services under this contract shall not exceed \$14,762.62 without the express prior written agreement of Borough Council;

WHEREAS, the Chief Financial Officer of the Borough certifies that sufficient funds are available for this contract in the Finance, Tax Collection, Construction, Water/Sewer Operating and Animal Control Funds;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the Chief Financial Officer is hereby authorized to issue a Purchase Order on behalf of the Borough as per the attached schedule of 2026 Annual Support Maintenance Services, for a sum not to exceed \$14,762.62 as itemized in EGT’s Proposal, the terms of agreement to be subject to approval as to form by the Borough Attorney.

Record of Council Vote on Passage									
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Rubinstein	X			
Chandler	M				Stern	S			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.24, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 1.25**

RESOLUTION ESTABLISHING ON-LINE BANKING AND CREDIT CARD ACCEPTANCE FOR THE PAYMENT OF TAX AND UTILITY CHARGES FOR THE YEAR 2026

WHEREAS, under New Jersey State Statute 40A:5-43 and New Jersey Administrative Code 5:30-9.1 through 5:30-9.10, local municipal units are permitted to offer residents electronic payments; and

WHEREAS, subject to those provisions the Borough of Pennington seeks to offer to its residents on-line payment for tax and utility charges in the form of on-line banking and credit cards; and

WHEREAS, the Borough’s current tax and utility software provider, Edmunds GovTech, has the ability to act as service provider for the acceptance of electronic payments, and will do so at a charge of \$1,552.45 per billing module, for a total of \$3,104.90 for the year 2026 (items 1-RM-1315-5 and 1-RM-1317-5); and

WHEREAS, The Bank of Princeton has agreed to reimburse the Borough the fees charged by Edmunds GovTech, as described above; and

WHEREAS, under the provisions of the aforementioned statute and administrative code, Edmunds GovTech has named Links2Gov as their secured payment provider; and

WHEREAS, the charges paid by the property owner to the provider will be on the basis of individual banking and credit card transactions; and

WHEREAS, this agreement shall be in place for one year;

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Pennington approves the acceptance of electronic payments as outlined above.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer and the Tax and Utility Collector.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.25, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-1.26**

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH SOUTH JERSEY WATER TEST, LLC FOR WATER ANALYSIS FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

WHEREAS, the Borough of Pennington requires professional services for routine sampling, analysis and consulting services related to operation of the Borough’s potable water system;

WHEREAS, South Jersey Water Test, LLC (“South Jersey Water Test”), having its principal office at 4077 South Black Horse Pike, Williamstown, NJ 08094, is an independent testing company able to provide the professional services required;

WHEREAS, South Jersey Water Test has submitted the attached proposal for the work indicating a fee for sampling in the amount of \$125 per Sampling Event, a sample pickup fee of \$50 per Sample Pickup, and a range of fees for Laboratory Services and Reporting based on the type of test;

WHEREAS, the work shall include all routine laboratory sampling and analysis as set forth in the attached proposal;

WHEREAS, on the advice of the Borough’s Superintendent of Public Works, the type and frequency of testing required by the New Jersey Department of Environmental Protection (NJDEP) , as set forth in the South Jersey Water Test proposal, applying its fee schedule, will generate a cost not to exceed \$30,000.00 for the year;

WHEREAS, if sampling and analysis is required by the NJDEP but not included in the proposal, it shall be invoiced separately;

WHEREAS, a condition of any agreement must include a requirement that South Jersey Water Test shall file all analytical reports with the appropriate regulatory agency within the time prescribed by law and shall be responsible for any untimely filings, including all fines and penalties;

WHEREAS, before the agreement may be effective, South Jersey Water Test shall supply proof of general and contract liability insurance and professional liability insurance with minimum limits of \$1,000,000 respectively, naming the Borough of Pennington an additional insured as appropriate;

WHEREAS, approval of this contract complies with NJSA 19:44A-20.5, which prohibits the award of certain professional services contracts to any person or business entity which makes reportable contributions to local political or candidate committees representing members of the governing body;

WHEREAS, this contract is being awarded as a professional services contract in compliance with the Local Public Contracts Law, NJSA 40A:11-1, et seq. without advertising for proposals or competitive bidding;

WHEREAS, South Jersey Water Test has completed and submitted a sworn Business Entity Disclosure Certification which certifies that the firm has not made and shall not make any political contribution prohibited by the relevant provisions of the statute concerning pay-to-play;

WHEREAS, South Jersey Water Test shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Exhibit A;

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purpose of this contract in the Water/Sewer Operating Budget – Account# 6-05-55-501-000-256;

WHEREAS, the Local Public Contracts Law requires that a resolution authorizing an award of contract for professional services without competitive bid be publicly advertised following adoption;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the Borough Administrator is hereby authorized to issue an appropriate purchase order and accept as a binding contract the attached proposal by South Jersey Water Test for a contract price not to exceed \$30,000.00, for a period of one year from January 1, 2026 through December 31, 2026, provided such agreement shall be further subject to such amendments for supplemental services required by NJDEP as may hereafter be agreed upon, and provided further that such agreement shall state explicitly that South Jersey Water Test shall indemnify and hold harmless the Borough from all negligent acts and omissions by South Jersey Water Test in connection with performance of the agreement, including but not limited to the timely filing of all analytical reports required by law, this agreement to be subject to review and approval by the Borough Attorney; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be publicly advertised as required by law.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.26, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-1.27**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH OCCUPATIONAL HEALTH, A PROGRAM OF PENN MEDICINE PRINCETON MEDICAL CENTER FOR ALCOHOL AND DRUG TESTING SERVICES AND OTHER SERVICES FOR THE BOROUGH OF PENNINGTON FOR THE YEAR 2026

WHEREAS, the Borough is required to provide an alcohol and controlled substances program for CDL (commercial driver’s license) drivers and other participants in compliance with 49 CFR 382 and 49 CFR 40; and

WHEREAS, Occupational Health Services, a program of Penn Medicine Princeton Medical Center (“Occupational Health”) is experienced in and capable of providing such services and has provided the attached Price Quotation;

WHEREAS, the Borough seeks to enter into a contract with Occupational Health for the provision of specific services through Occupational Health Services in accordance with the Price Quotation;

WHEREAS, the Borough agrees to the annual flat fee of \$1,500.00 for Substance Abuse Testing Randomization Program and agrees to the fees per service (ranging from \$74.00 to \$164.00) for DOT Drug Screen, Breath Alcohol Test and Breath Alcohol Test Confirmation (if required); and

WHEREAS, the Borough also seeks to contract with Occupational Health to provide Return to Work and Fitness for Duty Evaluations and agrees to the Return to Work Evaluation fee of \$175.00 and Fitness for Duty Evaluation Fee of \$450.00 as per the attached proposal and for Non-Department of Transportation (DOT) Physical Examination for \$138.00 and for Audiogram only if Whisper Test is abnormal for \$49.00; and

WHEREAS, the services authorized by the proposed contract are professional services and the amount of expense expected to be incurred under this contract for these services is in any event substantially below the threshold for public bidding;

WHEREAS, Penn Medicine Princeton Medical Center has completed and submitted a sworn Business Entity Disclosure Certification which certifies that the firm has not made and shall not make any political contribution prohibited by the relevant provisions of state statute;

WHEREAS, Occupational Health shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

WHEREAS, total fees of Occupational Health pursuant to the attached Price Quotation, including expenses, shall not exceed \$6,000.00 without the prior written approval of Borough Council; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for this contract in Account #: 6-01-26-305-000-250;

NOW THEREFORE BE IT HEREBY RESOLVED, that the Mayor of the Borough is hereby authorized to accept the attached Description of Services and Pricing and, in accordance with its terms, enter into a contract with Occupational Health on behalf of the Borough for the provision of Alcohol and Drug Testing Services, Return to Work and Fitness for Duty Evaluations, and other services specified for the year 2026, provided total billings shall not exceed \$6,000 without prior written approval 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	S				Stern	M			
Kassler-Taub	X				Valenza	X			

Council Member Stern made a motion to approve Resolution 2026-1.27, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-1.28**

RESOLUTION AUTHORIZING LEASE OF PART OF PENNINGTON BOROUGH SENIOR CITIZENS’ CENTER TO THE COUNTY OF MERCER FOR THE YEARS 2026 AND 2027

WHEREAS, the Borough of Pennington is leasing the multi-purpose room and kitchen facilities of the Hopewell Valley Senior Citizens’ Center to the County of Mercer for use between the hours of 8:00 a.m. and 1:00 p.m., Monday through Friday, for the Mercer County Senior Citizens Nutrition Program;

WHEREAS, the aforesaid lease is now proposed to be renewed for the term of two years beginning January 1, 2026 and ending December 31, 2027 at the rate of \$16,000.00 for 2026 and \$16,500.00 for 2027, payable quarterly;

WHEREAS, the proposed renewal lease provides for termination by either party upon 90 days’ notice in writing, with rent to be adjusted on a per diem basis;

WHEREAS, pursuant to the proposed lease, the County agrees to indemnify and hold harmless the Borough from liability relating to the acts or omissions of the County as provided in the proposed lease;

WHEREAS, the proposed lease requires the Borough to pay for utilities and to arrange for snow removal as necessary, while requiring the County to be responsible for repairs and replacements relating to its activities on the premises as well as for the costs of a telephone installed specifically for its use;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the Mayor, with the attestation of the Clerk, is hereby authorized to enter into the aforesaid Lease, of which a copy is attached, on behalf of the Borough, subject to approval by the Borough Attorney as to form.

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	X			
Kassler-Taub	X				Valenza	S			

Council Member Rubenstein made a motion to approve Resolution 2026-1.28, second by Council Member Valenza with all members present voting in favor.

BOROUGH OF PENNINGTON
RESOLUTION 2026 – 1.29
RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS
FOR IMPROVEMENTS TO ABEY DRIVE, MALLARD PLACE & KINGS COURT – NJDOT
MUNICIPAL AID – FY2024

WHEREAS, the Borough of Pennington seeks to make improvements to Abey Drive, Mallard Place and Kings Court under a NJDOT - FY 2024 Municipal Aid Grant; and

WHEREAS, the funds for the proposed project are being provided by the New Jersey Department of Transportation and the Borough of Pennington without special assessment of property owners;

WHEREAS, the Borough now seeks to advertise for bids for this project as required by the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, as follows:

The Borough Clerk is hereby authorized to take all actions necessary to advertise for and receive, in the manner provided by law, bids for improvements to Abey Drive, Mallard Place and Kings Court in the Borough, pursuant to plans, specifications and bid documents prepared by the Borough Engineer.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.29, second by Council Member Stern with all members present voting in favor.

BOROUGH OF PENNINGTON
RESOLUTION 2026 – 1.30
RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS
FOR LEAD SERVICE LINE REPLACEMENTS

WHEREAS, the Borough of Pennington seeks to comply with regulations regarding lead and galvanized service line replacements; and

WHEREAS, the funds for the proposed project are available in the Water/Sewer Capital Fund; and

WHEREAS, the Borough now seeks to advertise for bids for this project as required by the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, as follows:

The Borough Clerk is hereby authorized to take all actions necessary to advertise for and receive, in the manner provided by law, bids for improvements to Lead Service Line Replacements in the Borough, pursuant to plans, specifications and bid documents prepared by the Borough Engineer.

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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.30, second by Council Member Rubenstein. Ms. Stern asked for clarification on what this Resolution is doing. Mr. Caminiti stated that this will give the Borough a sense of what the cost will be so that Council can tighten up policy decisions on who will be assuming the cost. Upon a roll call vote all members present voted in favor.

PROFESSIONAL REPORTS

Borough Administrator – Mr. Caminiti stated that lots of wheels are in motion. Mr. Caminiti thanked Borough Staff for pulling together and making things look effortless. Mr. Caminiti stated that he would like to remind new and existing Council Members that his office is always open and that the By-Laws are a good guide going forward. Mr. Caminiti stated that he is working on PFAS, Lead Lines, Electric Vehicles, succession planning including Code Enforcement and Police Department infrastructure. Mr. Caminiti stated that budget season is upon us and some big items include IT upgrades. Mr. Caminiti stated that he will be reviewing ordinances with Borough Attorney Walter Bliss related to Code Enforcement.

Borough Attorney – Mr. Bliss thanked Council for the opportunity to serve again.

Borough Clerk – Mrs. Sterling had nothing further to report.

Chief Financial Officer – Ms. Webb was not in attendance.

Superintendent of Public Works – Mr. Smith had nothing to report.

Police - Lieutenant Burroughs reported that Officer Carlton will graduate in March.

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.

AT:8:18 PM, Council Member Rubenstein made a motion to adjourn the meeting, second by Council Member Chandler with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling
Borough Clerk