

**Pennington Borough Council  
Reorganization Meeting – January 6, 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, Stern and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, 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.

**ELECTION RESULTS**

Borough Clerk, Betty Sterling reported the following results from the 2025 General Election:

**Katrina Angarone** - Re-elected to the office of Council Member for a 3 year term ending December 31, 2028.

**Amy Kassler-Taub** - Elected to the office of Council Member for a 3 year term ending December 31, 2028.

**ADJOURNMENT OF 2025 COUNCIL**

Council Member Chandler made a motion to adjourn the 2025 Council, second by Council Member Stern with all members present voting in favor.

**OATHS OF OFFICE**

Borough Attorney Walter Bliss administered the Oaths of Office to Council Members Angarone and Kassler-Taub.

**ROLL CALL OF 2026 BOROUGH COUNCIL**

Borough Clerk, Betty Sterling called the roll for the 2026 Borough Council with Council Members Angarone, Chandler, Kassler-Taub, Rubinstein, Stern, Valenza, and Mayor Davy in attendance.

**ELECTION OF COUNCIL PRESIDENT**

Council Member Angarone made a motion to nominate Nadine Stern as Council President, second by Council Member Rubenstein. There were no other nominations and upon a roll call vote, all members present voted in favor.

**PROCLAMATIONS**

Mayor Davy read the following Proclamation recognizing Council Member Marciante's dedicated service to the Borough.

**Borough of Pennington  
Honoring Charles "Chico" Marciante**

**For Twelve Years of Dedicated Service as a Member of the Pennington Borough Council**

**WHEREAS**, Charles "Chico" Marciante has served the residents of Pennington Borough with distinction as a member of Borough Council from January 1, 2014 through December 31, 2025; and

**WHEREAS**, Chico is a lifelong resident of Pennington, a graduate of Hopewell Valley Central High School, and a proud product of this community who has dedicated many years to public service; and

**WHEREAS**, throughout his tenure on Council, Chico served with exceptional commitment as Chair of the Public Works Committee and as liaison to the Parks and Recreation Committee, bringing his professional

expertise as a retired Business Manager of IBEW Local 269 to bear on the practical challenges facing our Borough; and

**WHEREAS**, Chico has been a steadfast advocate for responsible fiscal management, working tirelessly to balance the delivery of quality municipal services with the goal of keeping property taxes affordable for all residents, particularly seniors and working families; and

**WHEREAS**, he has championed the restoration and improvement of Pennington's road infrastructure, working collaboratively with county and state partners to maximize grant funding and secure cost-effective mill and overlay programs that have saved Borough taxpayers significant sums while bringing our roads up to proper standards; and

**WHEREAS**, Chico has been a passionate voice for maintaining Pennington's neighborhood police coverage, supporting open space preservation within the Borough's greenbelt, and enhancing our parks with improved playground equipment and recreational amenities that serve families and children; and

**WHEREAS**, his heartfelt commitment to making Pennington a community where residents can afford to raise their families and enjoy their retirement years has guided his every decision and vote on Council; and

**WHEREAS**, his dedication to transparent, accessible local government and his willingness to tackle difficult issues—from water quality mandates to school budget concerns—has earned him the respect of his colleagues and constituents alike;

**NOW, THEREFORE, I**, James M. Davy, Mayor of the Borough of Pennington, do hereby proclaim our sincere gratitude and appreciation to **Charles "Chico" Marciante** for his twelve years of exemplary service to Pennington Borough Council, and extend to him our best wishes for continued health, happiness, and enjoyment of the community he has worked so hard to preserve and protect.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Borough of Pennington to be affixed this 5th day of January, 2026.

Mayor Davy read the following Proclamation recognizing Stephen Papenberg's dedicated service to the Borough.

***PROCLAMATION HONORING STEPHEN J. PAPENBERG***

**WHEREAS**; having served honorably for thirty-three years (since 1992) as not only a member but also as Chair (since 1995) of the Pennington Borough Board of Health, dedicated to the good health of the residents, businesses, elected officials, and employees of Pennington Borough, Stephen J. Papenberg leaves our community healthier and safer upon his retirement as Chair and as a member of the Board of Health effective December 31, 2025; and

**WHEREAS**; Stephen Papenberg has distinguished himself as a public health professional since 1973 with forty years of public service through his work as: Registered Environmental Health Specialist with the Kearny Health Department (1973-1978); Health Officer for the Borough of Hopatcong (1978-1982); Health Officer for the Matawan Regional Health Department (1986-1988); Health Officer of South Brunswick, Township (1988-2013); and

**WHEREAS**; Stephen Papenberg also gained invaluable public health-related experience as a specialist in regulatory compliance and quality assurance at Wakefern Food Corporation from 1983-1995; and

**WHEREAS**; Stephen Papenberg was a Founding Member and Past President of the New Jersey Local Boards of Health Association and has served on its Executive Committee for thirty-three years (since 1992); served on the Executive Board of the National Association of Local Boards of Health (in 2003); and has served as Past President, a member of the Executive Committee, and a community member of the Greater Mercer Public Health Partnership whose mission is to measurably improve the health of residents of the Greater Mercer County Community; and

**WHEREAS**; Stephen Papenberg's contributions to the field of local public health practice has been recognized by his peers through numerous honors including: New Jersey Local Boards of Health Association President's Award for duties as Treasurer and Special Projects Officer (2023); the Harry R.H. Nicholas Award for Service in Advancement of Public and Environmental Health in New Jersey from the New Jersey Environmental Health Officers Association (2004); the Christophe Saccenti Award for Outstanding Service to Public Health by a Member of a New Jersey Board of Health (Pennington) from the New Jersey Local Boards of Health Association (1997); the Partnership in Health Award from the New Jersey Health Officers Association (1999); and the Leadership Award as President of the New Jersey Local Boards of Health Association (1994-1995); and

**WHEREAS**; as Pennington Borough Board of Health Chair, Stephen Papenberg has brought his extensive experience and knowledge of public health practice to form a continuous bridge during his multi-decade tenure as Chair between the health officers serving Pennington Borough, the Pennington Borough Council, and the Pennington Borough Administrators to help facilitate the full Board's ability to perform its duties and functions

to set policies, develop and enforce local ordinances, and administer public health programs to provide for sanitation, disease control, and vital statistics; and

**WHEREAS;** as Chair of the Pennington Board of Health, Stephen Papenberg provided steady leadership working with our Health Officer and the full Board to navigate our community through the COVID-19 pandemic, the most devastating pandemic the world has known since the 1918 influenza pandemic, providing constant communication and guidance to our residents, elected and appointed officials, employees, and local businesses, through an ever-changing landscape; and

**WHEREAS,** Stephen Papenberg's dedication to his role as Chair and a member of the Pennington Board of Health, has earned him the respect and deep appreciation of his colleagues, constituents, and officials within Pennington and throughout the State of New Jersey, who will miss his service on the Board of Health.

**NOW THEREFORE BE IT PROCLAIMED** that the Mayor and Council of the Borough of Pennington, recognize and honor the long and distinguished service and many accomplishments of Stephen J. Papenberg and extend to him the best wishes of a grateful community on this 5<sup>TH</sup> day of January, 2026.

Mayor Davy read the following Proclamation recognizing Meg Umbro's dedicated service to the Borough.

**BOROUGH OF PENNINGTON  
OFFICE OF THE MAYOR  
PROCLAMATION**

**WHEREAS,** Margaret E. Umbro has served the Borough of Pennington with exceptional dedication and professionalism as Municipal Court Administrator since August 5, 2019; and

**WHEREAS,** Ms. Umbro brought to this position over twenty years of distinguished experience in court administration, having previously served as Municipal Court Administrator for the Township of Hopewell from December 2000 to 2019, and as Deputy Municipal Court Administrator for Hightstown Borough from April 1995 to November 2000; and

**WHEREAS,** Ms. Umbro is a Certified Municipal Court Administrator, having achieved this professional distinction on September 14, 1998, demonstrating her commitment to excellence in public service; and

**WHEREAS,** throughout her career, Ms. Umbro has earned numerous accolades including the New Jersey State Public Service Recognition Award in May 2006 and the S.T.A.R. Employee Applause Award in November 2006; and

**WHEREAS,** Ms. Umbro has been an active and dedicated member of professional organizations including the Mercer County Municipal Court Directors & Court Administrators Association since 2000, where she served in various leadership capacities including Secretary (2001-2006), Vice President (2006-2010), and Treasurer (2012-2016), and the Mid Atlantic Association of Court Managers since 2002; and

**WHEREAS,** Ms. Umbro demonstrated her expertise and reliability by serving as Acting Administrator prior to her permanent appointment, seamlessly stepping into this critical role when needed and earning the confidence of Municipal Court Judge Eric Perkins and Borough leadership; and

**WHEREAS,** throughout her tenure with the Borough of Pennington, Ms. Umbro has consistently maintained the highest standards of integrity, efficiency, and professionalism in administering the operations of the Municipal Court, ensuring justice was served fairly and expeditiously for all residents and leaves behind a legacy of dedicated public service spanning more than four decades, having touched countless lives through her work in our justice system;

**NOW, THEREFORE, I, James M. Davy,** Mayor of the Borough of Pennington, County of Mercer, State of New Jersey, do hereby proclaim this day in recognition and grateful appreciation of

**MARGARET E. UMBRO**

for her outstanding service, unwavering dedication, and significant contributions to the Borough of Pennington and the administration of justice in our community, and extend to her our heartfelt congratulations and best wishes for a well-deserved and fulfilling retirement.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the Borough of Pennington to be affixed this 5th day of January, 2026

**MAYOR'S APPOINTMENTS**

Mayor Davy announced the following Mayor's appointments:

**Planning/Zoning Board**

James Davy - Reappointed for a 1 year term ending December 31, 2026

GP Caminiti - Reappointed as Borough Official for a 1 year term ending December 31, 2026

Amy Kassler-Taub - Appointed as Council Rep for a 1 year term ending December 31, 2026

Mark Blackwell - Reappointed for a 4 year term ending December 31, 2029

Nazli Rex - Appointed for a 4 year term ending December 31, 2029

**Environmental Commission**

Nell Haughton - reappointed to a 3 year term ending December 31, 2028  
Kieran John - reappointed to a 3 year term ending December 31, 2028  
Brian Friedlich - reappointed to a 3 year term ending December 31, 2028  
Andrew Seeder - moved from Alternate 2 to Alternate 1 for an unexpired term ending December 31, 2026  
Monica Carlson - appointed as Alternate 2 for an unexpired term ending December 31, 2026

**Open Space Committee**

Dan Pace - reappointed to a 3 year term ending December 31, 2028

**Economic Development**

Michelle Needham - reappointed for a 5 year term ending December 31, 2030  
Beatrice Anduze-Faris - reappointed for a 1 year term ending December 31, 2026  
Rafael Ponce de Leon - reappointed for a 1 year term ending December 31, 2026

**APPOINTMENTS (WITH COUNCIL APPROVAL)**

**Parks & Recreation**

Frank Van Der Ree - re-appointed to a 3 year term ending December 31, 2028

Council Member Chandler made a motion to approve the Parks and Recreation appointments, second by Council Member Stern with all members present voting in favor.

**Board of Health**

Mariya Brown - reappointed to a 3 year term ending December 31, 2028  
Gail Cooksey - appointed to a 3 year term ending December 31, 2028

Council Member Rubenstein made a motion to approve the Board of Health appointments, second by Council Member Angarone with all members present voting in favor.

**Library Board of Trustees**

Meg Koepel - appointed to a 5 year term ending December 31, 2030  
Meredith Coleman-Moore - reappointed to a 5 year term ending December 31, 2030  
Michelle Schragger - re-appointed as Mayor's Rep for 1 year term ending December 31, 2026  
Rosetta Treece - reappointed to a 1 year term ending December 31, 2026

Council Member Rubenstein made a motion to approve the Library Board of Trustee appointments, second by Council Member Stern with all members present voting in favor.

**Shade Tree Committee**

Kate Fullerton - appointed to a 3 year term ending December 31, 2028

Council Member Rubenstein made a motion to approve the Shade Tree Committee appointments, second by Council Member Stern with all members present voting in favor

**Open Space Committee**

Art Firestone - reappointed as Alternate 1 for a 1 year term ending December 31, 2026  
Mark Neary - reappointed as Alternate 2 for a 1 year term ending December 31, 2026

Council Member Chandler made a motion to approve the Open Space Committee appointments, second by Council Member Rubenstein with all members present voting in favor.

**Senior Advisory Board**

Edwin Weed Tucker - reappointed to a 3 year term ending December 31, 2028

Council Member Angarone made a motion to approve the Senior Advisory Board appointment, second by Council Member Stern with all members present voting in favor.

**Historic Preservation Commission**

Natalie Shivers - reappointed to a 4 year term ending December 31, 2029  
Jack Davis - reappointed to a 4 year term ending December 31, 2029

George Ford - reappointed as Alternate 1 for a 2 year term ending December 31, 2027  
Craig Wallace - reappointed as Alternate 2 for a 2 year term ending December 31, 2027

Council Member Chandler made a motion to approve the Historic Preservation Commission appointments, second by Council Member Stern with all members present voting in favor.

**APPOINTMENTS BY COMMITTEE RECOMMENDATION**

Mayor Davy announced the following appointments by Committee recommendation.

Environmental Commission representative to the Open Space Committee - Nancy Fishman (term ends 12/31/2027)

Economic Development representative to the Open Space Committee - Jason Meyer (term ends 12/31/2029)  
Alan Hershey - Member of Hopewell Valley Open Space - 1 year term ending December 31, 2026  
Dan Pace & John Jackson - representatives to the Hopewell Valley Open Space Committee for 1 year terms ending December 31, 2026

Council Member Chandler made a motion to approve the appointment to the Senior Advisory Board, second by Council Member Angarone with all members present voting in favor.

**NEW BUSINESS**

**PENNINGTON BOROUGH  
RESOLUTION 2026-1.1**

**RESOLUTION APPOINTING PKF O'CONNOR DAVIES AS  
BOROUGH AUDITOR FOR THE YEAR 2026**

**WHEREAS**, the Borough of Pennington has a need to appoint a Borough Auditor and to contract for related professional auditing services in the year 2026, including conduct of audits for 2025;

**WHEREAS**, PKF O'Connor Davies has served as Borough Auditor and is prepared to continue to serve in this capacity in accordance with a mutually acceptable contract for professional services;

**WHEREAS**, the Borough Clerk has determined and has certified in writing that the anticipated value of such contract for professional services, having a term of one (1) year, would exceed \$17,500;

**WHEREAS**, approval of such contract would comply with the Local Pay-To-Play Law, N.J.S.A. 19:44A-20.5, effective January 1, 2006, which except in prescribed circumstances prohibits the award of contracts with a value in excess of \$17,500 to any person or business entity which makes reportable contributions to local political or candidate committees representing members of the governing body;

**WHEREAS**, PKF O'Connor Davies has completed and submitted a sworn Business Entity Disclosure Certification which certifies that the firm has made and shall make no political contribution prohibited by the relevant provisions of the statute;

**WHEREAS**, this contract is being awarded as a professional services contract in compliance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., without advertising for proposals or competitive bidding, because the services contracted for are of such a qualitative nature as will not reasonably permit the drawing of specifications or the receipt of competitive bids;

**WHEREAS**, PKF O'Connor Davies, proposes to continue to serve as Borough Auditor for estimated fees not to exceed in the aggregate \$46,500 for the following services: annual audit of the Borough (\$35,000.00); preparation of annual financial statement (\$8,500.00); and LOSAP report (\$3,000.00);

**WHEREAS**, PKF O'Connor Davies proposes to continue to serve as the Auditor for the Pennington Public Library and has submitted a separate engagement letter dated December 5, 2025 for those services, for estimated fees not to exceed in the aggregate \$7,500.00; and

**WHEREAS**, PKF O'Connor Davies shall perform such additional professional services as may be requested from time to time by the Borough at the following hourly rates: Partner - \$225.00; Director - \$210.00; Supervisor - \$185.00; Senior Associate - \$160.00; Associate - \$140.00-\$150.00, and as further set forth in the attached letter of engagement dated December 2, 2025 provided aggregate fees under this contract, including expenses, shall not exceed \$46,500 (exclusive of the Library) without the prior written approval of Borough Council;

**WHEREAS**, PKF O'Connor Davies shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the purpose of this contract in the Current Fund under Finance and Library and in the Water/Sewer Utility budget;

**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 the Borough Council of the Borough of Pennington, that PKF O'Connor Davies be appointed as Borough Auditor of the Borough of Pennington for a period of one year in compliance with applicable law;

**BE IT FURTHER RESOLVED**, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into a professional services agreement with PKF O'Connor Davies by accepting the annexed letter of engagement dated December 2, 2025 with such amendments as to form required by the Borough Attorney;

**NOW, BE IT FURTHER RESOLVED**, that a copy of this resolution shall be published as required by law within ten (10) days of its adoption.

**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 2026-1.1, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
 RESOLUTION 2026-1.2**

**RESOLUTION APPOINTING THE LAW FIRM OF McMANIMON, SCOTLAND & BAUMANN,  
 LLC AS BOND COUNSEL FOR THE YEAR 2026**

**WHEREAS**, the Borough seeks to appoint the law firm of McManimon, Scotland & Baumann, LLC, as Bond Counsel for 2026; and

**WHEREAS**, Bond Counsel shall perform professional services in accordance with a professional services agreement between the Borough and McManimon, Scotland & Baumann substantially in the form attached to this resolution; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq) authorizes award of this contract as a contract for professional services not requiring advertisement for competitive bids; and

**WHEREAS**, McManimon, Scotland & Baumann have completed and submitted a sworn Business Entity Disclosure Certification which certifies that it has not made nor shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5, as applicable to the Borough of Pennington;

**WHEREAS**, McManimon, Scotland & Baumann shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this contract within various capital ordinances or in budget line #: 6-01-20-130-000-251;

**NOW, THEREFORE, BE IT RESOLVED**, by the Pennington Borough Council that the law firm of McManimon, Scotland & Baumann is hereby appointed as Bond Counsel for a period of one year in accordance with appropriate New Jersey Statutes, with payment of fees in accordance with the schedule of fees contained in the annexed form of agreement with McManimon, Scotland & Baumann and otherwise pursuant to terms substantially in the form of that agreement subject to approval as to form by the Borough Attorney; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be published in the Hopewell Valley News as required by Law within ten days of its passage.

**Record of Council Vote on Passage**

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

Council Member Angarone made a motion to approve Resolution 2026-1.2, second by Council Member Chandler with all members present voting in favor.

**PENNINGTON BOROUGH  
RESOLUTION NO. 2026 - 1.3**

**RESOLUTION APPOINTING WALTER R. BLISS, JR.  
AS BOROUGH ATTORNEY FOR THE YEAR 2026**

**WHEREAS**, the Borough of Pennington has a need to appoint a Borough Attorney and to contract for related professional legal services in the year 2026;

**WHEREAS**, the Borough Clerk has determined and has certified in writing that the anticipated value of this contract for professional services, having a term of one (1) year, will exceed \$17,500;

**WHEREAS**, this contract is being awarded as a professional services contract in compliance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., without advertising for proposals or competitive bidding, because the services contracted for are of such a qualitative nature as will not reasonably permit the drawing of specifications or the receipt of competitive bids;

**WHEREAS**, Walter R. Bliss, Jr. has served as Borough Attorney and proposes to continue to serve in this capacity in both litigation and non-litigation matters at the billing rate of \$140 per hour, plus reimbursement for reasonable out-of-pocket expenses;

**WHEREAS**, total fees for the legal services of Walter R. Bliss Jr. and the Law Offices of Walter R. Bliss Jr., including expenses, shall not exceed in the aggregate \$70,500.00 without the prior written approval of Borough Council; except pursuant to a separate contract addressed to a specific litigation;

**WHEREAS**, approval of this contract complies with the Local Pay-To-Play Law, N.J.S.A. 19:44A-20.5, effective January 1, 2006, which except in prescribed circumstances prohibits the award of contracts with a value in excess of \$17,500 to any person or business entity which makes reportable contributions to local political or candidate committees representing members of the governing body;

**WHEREAS**, Mr. Bliss has completed and submitted a sworn Business Entity Disclosure Certification which certifies that neither he nor his firm has made nor shall make any political contribution prohibited by the relevant provisions of N.J.S.A. 19:44A-20.5, regarding pay-to-play;

**WHEREAS**, Mr. Bliss shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available for the purpose of this contract in budget line #: 6-01-20-155-000-261;

**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 the Borough Council of the Borough of Pennington that Walter R. Bliss, Jr. be appointed as Borough Attorney of the Borough of Pennington in compliance with applicable law;

**BE IT FURTHER RESOLVED**, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into a professional services agreement with Walter R. Bliss, Jr. in the form annexed hereto;

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be published in the Hopewell Valley News as required by law within ten (10) days of its adoption.

**Record of Council Vote on Passage**

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

Council Member Angarone made a motion to approve Resolution 2026-1.3, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026- 1.4**

**RESOLUTION APPROVING THE APPOINTMENT OF CRAIG J. HUBERT AS CHIEF  
MUNICIPAL PROSECUTOR FOR THE YEAR 2026**

**WHEREAS**, N.J.S.A. 2B:24-4e provides that a municipality may appoint municipal prosecutors as necessary to administer justice in a timely and effective manner in municipal court;

**WHEREAS**, N.J.S.A. 2B:25-6f requires that when a municipality has appointed more than one municipal prosecutor a chief municipal prosecutor be designated and appointed by the municipality;

**WHEREAS**, Borough Council seeks to approve the appointment of Craig Hubert as the Chief Municipal Prosecutor;

**WHEREAS**, it is understood that Mr. Hubert is not representing criminal defendants in any municipal court or Superior Court in Mercer County as of January 1, 2026; and

**WHEREAS**, Mr. Hubert has completed and submitted a sworn Business Entity Disclosure Certification which certifies that neither he nor his firm has made or shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5, regarding pay-to-play;

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

**WHEREAS**, Mr. Hubert shall be compensated as Chief Prosecutor at the rate of \$300.00 for each session of Municipal Court at which he serves, payable to the firm of Szaferman Lakind;

**WHEREAS**, the Chief Financial Officer has certified that funds are available in budget line # 6-01-25-275-000-201;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the appointment of Craig J. Hubert as Chief Municipal Prosecutor of Pennington Borough for the year 2026 is hereby approved.

**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 2026-1.4, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026-1.5**

**RESOLUTION APPROVING THE APPOINTMENT OF ALTERNATE PROSECUTORS  
FOR THE YEAR 2026**

**WHEREAS**, N.J.S.A. 2B:24-4e provides that a municipality may appoint municipal prosecutors as necessary to administer justice in a timely and effective manner in municipal court;

**WHEREAS**, N.J.S.A. 2B:25-6f requires that when a municipality has appointed more than one municipal prosecutor a chief municipal prosecutor shall be designated and appointed by the municipality;

**WHEREAS**, Borough Council has approved the appointment of Craig Hubert as the Chief Municipal Prosecutor; and

**WHEREAS**, the Borough seeks to appoint first, second, third and fourth alternate prosecutors to substitute in that order for the Chief Municipal Prosecutor when the Chief Municipal Prosecutor is not able to cover a court session; and

**WHEREAS**, it is understood that the municipal prosecutor and alternate prosecutors designated and appointed herein are not representing criminal defendants in any municipal court or Superior Court in Mercer County as of January 1, 2026; and

**WHEREAS**, each alternate prosecutor has completed and submitted a sworn Business Entity Disclosure Certification which certifies that neither they nor their respective firms have made or shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5 regarding pay-to-play;

**WHEREAS**, each alternate prosecutor shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington that the following appointments for the year 2026 are hereby approved:

1. Thomas Manzo, First Alternate Prosecutor of Pennington Borough.
2. Jeff Rubin, Second Alternate Prosecutor of Pennington Borough.
3. Martin Hillman, Esq, Third Alternate Prosecutor of Pennington Borough.

**BE IT FURTHER RESOLVED**, that the alternate prosecutors shall be compensated for each court session in which they serve at the same rate as the Chief Municipal Prosecutor.

**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 1.5, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 - 1.6**

**RESOLUTION APPROVING THE APPOINTMENT OF PATRICK NEMES AS PUBLIC DEFENDER FOR THE YEAR 2026**

**WHEREAS**, Borough Council seeks to approve appointment of Patrick Nemes as the Public Defender;

**WHEREAS**, Mr. Nemes shall comply with Pay to Play regulations and will complete and submit a sworn Business Entity Disclosure Certification which certifies that neither he nor his firm has made or shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5, regarding Pay-to-Play;

**WHEREAS**, Mr. Nemes shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, Mr. Nemes shall be compensated as Public Defender at a rate of \$200.00 for each court session in which he serves;

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the Trust Fund under Public Defender or in budget account #6-01-43-495-000-255;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the appointment of Patrick Nemes as Public Defender for Pennington Borough for the year 2026 is hereby approved.

**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 2026-1.6, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.7**

**RESOLUTION APPROVING THE APPOINTMENT OF JOHN HOLLIDAY AS CONFLICT  
PUBLIC DEFENDER FOR THE YEAR 2026**

**WHEREAS**, the Court Administrator has indicated that there is a need to hire a Conflict Public Defender and she has recommended the appointment of John Holliday; and

**WHEREAS**, Borough Council seeks to approve the appointment of John Holliday as Conflict Public Defender;

**WHEREAS**, Mr. Holliday shall comply with Pay to Play regulations and will complete and submit a sworn Business Entity Disclosure Certification which certifies that neither he nor his firm has made or shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5, regarding pay-to-play;

**WHEREAS**, Mr. Holliday shall comply with requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, Mr. Holliday shall be compensated as Public Defender at a rate of \$200.00 for each court session in which he serves;

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the Trust Fund under Public Defender or in budget account #: 6-01-43-495-000-255;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the appointment of John Holliday as Public Defender for Pennington Borough for the year 2026 is hereby approved.

**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	M			
Kassler-Taub	X				Valenza	X			

Council Member Stern made a motion to approve Resolution 2026-1.7, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.8**

**RESOLUTION APPOINTING BOROUGH COURT ADMINISTRATOR**

**WHEREAS**, Margaret E. Umbro, Administrator of the Pennington Municipal Court, has announced her resignation effective December 31, 2025;

**WHEREAS**, the Borough Administrator advertised the position on the Borough Website pursuant to the regulations of the Administrative Office of the Courts; and

**WHEREAS**, six applications were received for the position and three candidates were interviewed; and

**WHEREAS**, the interview committee agreed that Mr. Kamal Williams is best qualified to fill the position of Court Administrator; and

**WHEREAS**, Municipal Court Judge Eric Perkins approves of the appointment of Mr. Williams; and

**WHEREAS**, the Administrator is a part-time employee of the Borough with salary established by the Borough salary ordinance; and

**WHEREAS**, the position of Court Administrator is subject to tenure after five years, as provided in N.J.S.A. 2A:8-13.1;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that Kamal Williams is hereby appointed Administrator of the Municipal Court of the Borough of Pennington, effective January 1, 2026, and shall be paid a salary in accordance with the Borough Salary Ordinance.

**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 2026-1.8, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026-1.9**

**RESOLUTION AUTHORIZING RETENTION OF SERVICE FOR CONTINUING DISCLOSURE  
AUDIT IN CONNECTION WITH ISSUANCE OF BONDS BY THE BOROUGH FOR  
THE YEAR 2026**

**WHEREAS**, in connection with the issuance of bonds the Borough has covenanted with bondholders to provide certain secondary market disclosure information on an annual basis to the Nationally Recognized Municipal Securities Information Repositories (pre-2009) and to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access Data Port (2009 to present), including audited financial statements, municipal budgets and/or other financial and operating data and ratings changes;

**WHEREAS**, by Resolution 2014-9.4 adopted on September 8, 2014, Borough Council authorized the Chief Financial Officer to engage the services of Phoenix Advisors, LLC, of Bordentown, New Jersey, to conduct a Disclosure Audit related to bonds previously issued by the Borough;

**WHEREAS**, Borough Council has authorized an agreement with Phoenix Advisors, LLC to ensure continued compliance by the Borough in each of the succeeding years after 2014;

**WHEREAS**, the purpose of the Disclosure Audit was to ensure Borough compliance with its continuing disclosure obligations under bond covenants and SEC regulations;

**WHEREAS**, Borough Council now seeks to authorize an agreement with Phoenix Advisors, LLC, to continue its services in the current year to ensure continued disclosure compliance by the Borough;

**WHEREAS**, a proposed form of Agreement submitted by Phoenix Advisors and received by the Borough's Chief Financial Officer is attached to this resolution;

**WHEREAS**, the proposed Agreement would retain Phoenix Advisors to perform in this fiscal year continuing disclosure agent service for an annual fee of \$1,600 for up to three (3) outstanding issues plus \$150 for each additional outstanding bond issue; and

**WHEREAS**, there is a set-up charge for each new bond issuance of \$500 which will be discounted to \$250 if Phoenix Advisors serves as Municipal Advisor; and

**WHEREAS**, there is a fee for each Event filing made under the SEC's Event Disclosure Rule of \$250, which Phoenix Advisors will waive if engaged as Municipal Advisor on a transaction that involves such Event filing; and

**WHEREAS**, there is a fee for each Notice of Redemption made in connection with an outstanding term bond maturity of \$250; and

**WHEREAS**, all fees are accumulated and invoiced toward the end of the relevant year; and

**WHEREAS**, the proposed Agreement would also name Phoenix Advisors as the Borough's Independent Registered Municipal Advisor of Record, for no additional fee, to ensure its availability to answer questions and provide preliminary project and financing analysis for the Borough as needed;

**WHEREAS**, Phoenix Advisors agrees to comply with Anti-Discrimination and Affirmative Action laws as set forth in the attached Exhibit A;

**WHEREAS**, the funds for this service are available in the Borough's operating budget in account #: 6-01-20-130-000-251;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the Chief Financial Officer is hereby authorized to retain Phoenix Advisors LLC for the aforesaid services for a sum not to exceed \$2,100 without prior approval of Borough Council, pursuant to the attached agreement which is 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				Rubenstein	X			
Chandler	M				Stern	S			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.9, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
 RESOLUTION 2026 – 1.10**

**RESOLUTION ESTABLISHING COMMITTEES OF COUNCIL FOR 2026**

**WHEREAS**, Pennington Borough Council elects to establish certain committees of its members as will assist it in the coming year;

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

1. The following committees of Council are hereby created, each to consist of 3 Council members, of whom one shall be chair and two shall be Committee members:

- a. Personnel
- b. Public Safety
- c. Public Works
- d. Finance

Each such committee shall monitor the functioning of Borough Government within its subject area and shall report regularly thereon to Council, making such recommendations for action by the governing body as the committee deems appropriate. No such committee shall have decision-making powers with respect to any administrative or policy matter.

2. One member of Council shall serve as liaison to the following Boards and Commissions:
  - a. Planning and Zoning Board
  - b. Senior Advisory Board
  - c. Library Board of Trustees
  - d. Historic Preservation Commission
  - e. Environmental Commission
  - f. Economic Development Commission
  - g. Open Space Committee
  - h. Recreation Commission
  - i. Board of Health
  - j. Shade Tree Committee
3. The chairpersons and members of the above committees and the above liaisons shall be appointed by the Mayor with the advice and consent of Council.
4. Appointments and assignments by the Mayor for 2026 are set forth in the attached list. All such appointments and assignments are hereby approved.

**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 2026-1.10, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
 RESOLUTION 2026 – 1.11**

**RESOLUTION ESTABLISHING THE REGULAR MEETING SCHEDULE FOR THE BOROUGH COUNCIL FOR THE YEAR 2026**

**WHEREAS**, in 2026 the Pennington Borough Council will meet remotely via Zoom for their Regular Meetings on the first Monday of each month and for their Work Session Meetings on the last Monday of each month starting at 7:00 PM unless otherwise noted;

January 5, 2026 – Regular & Reorganization

January 26, 2026 – Work Session for February Meeting

February 2, 2026 – Regular Meeting  
February 23, 2026 – Work Session for March Meeting

March 2, 2026 – Regular Meeting  
March 30, 2026 – Work Session for April Meeting

April 6, 2026 – Regular Meeting  
April 27, 2026 – Work Session for May Meeting

May 4, 2026 – Regular Meeting  
May 26, 2026 (Tuesday) – Work Session for June Meeting

June 1, 2026 – Regular Meeting  
June 29, 2026 – Work Session for July Meeting

July 6, 2026 – Regular Meeting  
July 27, 2026 – Work Session for August Meeting

August 3, 2026 – Regular Meeting  
August 24, 2026 – Work Session for September Meeting

September 8, 2026 (Tuesday) – Regular Meeting  
September 28, 2026 – Work Session for October Meeting

October 5, 2026 – Regular Meeting  
October 26, 2026 – Work Session for November Meeting

November 2, 2026 – Regular Meeting  
November 30, 2026 – Work Session for December Meeting

December 7, 2026 – Regular Meeting  
December 28, 2026 – (at 3:00 pm) – Year End Meeting

- Reorganization meeting to be held on January 4, 2027, immediately followed by the Regular Council Meeting;

**NOW THEREFORE BE IT RESOLVED** that the meeting schedule for the Borough Council of the Borough of Pennington is approved as stated above.

**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 2026-1.11, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.12**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF PENNINGTON  
DESIGNATING DEPOSITORY BANKS, OFFICIAL NEWSPAPERS AND OFFICIAL  
SIGNATORIES FOR THE BOROUGH FOR THE YEAR 2026**

**BE IT RESOLVED:**

That The Bank of Princeton, Wells Fargo, PNC Bank, Bank of America, Northfield Bank, Investors Bank and Santander Bank, be declared official depositories of the Borough of Pennington for 2026.

**BE IT RESOLVED:**

That the Hopewell Valley News, Mercer Me, the Times of Trenton and/or the Trentonian be designated as official newspapers of the Borough of Pennington for 2026 for the publication of notices in one or more of them as required by law.

**BE IT RESOLVED:**

That Mayor James Davy and the Borough Clerk (and in the absence of the Mayor, the Borough Administrator) be and hereby are designated as the authorized representatives of the Borough of Pennington to sign for and on behalf of the Borough all applications to the Federal and State governments, as well as in any other matters.

**BE IT RESOLVED:**

That the following individuals are designated as official signatories for the Borough of Pennington:

- 1 Mayor – James Davy
- 2 Finance Officer - Sandra Webb
- 3 Borough Administrator – Gian Paolo Caminiti
- 4 Council President – Nadine Stern

**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 2026-1.12, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.13**

**RESOLUTION AUTHORIZING CANCELLATION OF  
TAX BALANCES UNDER \$10.00**

**WHEREAS**, the Tax Collector has requested permission to cancel certain balances existing for current year taxes and water/sewer bills; and

**WHEREAS**, N.J.S.A. 40A:5-17.1 states that the governing body may appoint any official to cancel tax refunds and delinquencies under \$10.00;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Pennington that the Chief Financial Officer/Tax Collector is hereby authorized to cancel tax and utility balances under \$10.00.

**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			
Kassler-Taub	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2026-1.13, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.14**

**RESOLUTION FIXING THE RATE OF INTEREST AND YEAR-END PENALTY FOR  
DELINQUENT REAL ESTATE TAX PAYMENTS AND FURTHER AUTHORIZING THE TAX  
COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE 3<sup>RD</sup> QUARTER TAX PAYMENTS  
FOR 2026 IF NECESSARY**

**WHEREAS**, R.S. 54:4-67 permits the governing body of each municipality to fix the rate of interest to be charged for nonpayment of taxes or assessments on or before the date when they would become delinquent, subject to maximum rates provided by law;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, County of Mercer, State of New Jersey, that property taxes shall be due and payable quarterly on February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup>, and November 1<sup>st</sup> of each year with a ten-day grace period, after which such taxes, if remaining unpaid, shall become delinquent and interest shall be charged thereon from the date the tax was first payable to the date of actual payment, at the following rates: eight percent (8%) per annum on

the first \$1,500 of the delinquency and eighteen percent (18%) per annum on any amount in excess of \$1,500.; and

**BE IT FURTHER RESOLVED**, that payments on delinquent accounts shall be credited first to the first \$1,500 of the delinquency and then to the balance of the delinquency, and once the first \$1,500 of the delinquency has been paid, the interest rate shall be eighteen percent (18%) on the balance of the delinquency regardless of the amount of such balance; and

**BE IT FURTHER RESOLVED**, that a year-end penalty of six percent (6%) shall be assessed on the last day of the fiscal year on the full amount of delinquent accounts with delinquencies in excess of \$10,000.; and

**BE IT FURTHER RESOLVED**, that the Pennington Borough Council hereby authorizes the Tax Collector to extend the grace period for third quarter 2026 tax payments if necessary; and

**BE IT FURTHER RESOLVED** that the Tax Collector shall determine the extension period upon receipt of the 2026 Final Tax Bills and said period shall not exceed 30 days beyond the mailing date of the bills to taxpayers.

**BE IT FINALLY RESOLVED** that a certified copy of this resolution be forwarded to the Tax Collector and Borough Auditor.

**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 2026-1.14, second by Council Member Rubenstein with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.15**

**RESOLUTION APPROVING RE-APPOINTMENT OF MICHAEL W. PITTS, JR.  
OF PITTS AND SONS, LLC AS QUALIFIED PURCHASING AGENT FOR THE  
BOROUGH OF PENNINGTON**

**WHEREAS**, the Borough of Pennington is subject to the provisions of the New Jersey Local Public Contracts Law, N.J.S.A 40A:11-1 et. seq, which under N.J.S.A. 40A:11-3a permits an increase in the bid threshold upon the appointment of a Qualified Purchasing Agent with the authority to negotiate and award contracts below the bid threshold;

**WHEREAS**, by Resolution 2023-3.6 adopted on March 6, 2023, Borough Council approved the appointment of Michael W. Pitts, Jr of the firm of Pitts and Sons, LLC as the Qualified Purchasing Agent for the Borough of Pennington to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30); and

**WHEREAS**, Michael W. Pitts, Jr. has received certification from the Division of Local Government Services that he has qualified as a Qualified Purchasing Agent and

**WHEREAS**, the Mayor now seeks Borough Council approval of the re-appointment of Michael W. Pitts, Jr. of the firm of Pitts and Sons, LLC, as the Borough's Qualified Purchasing Agent; and

**WHEREAS**, Mr. Pitts' services are professional services limited to a renewable term of one year;

**WHEREAS**, Mr. Pitts shall comply with Pay to Play regulations and will complete and submit a sworn Business Entity Disclosure Certification which certifies that neither he nor his firm has made or shall make any political contribution prohibited by relevant provisions of N.J.S.A. 19:44A-20.5, regarding pay-to-play;

**WHEREAS**, Mr. Pitts shall comply with the requirements for Anti-Discrimination and Affirmative Action as set forth in the annexed Schedule A;

**WHEREAS**, Mr. Pitts shall be compensated as Qualified Purchasing Agent for a yearly amount of \$5,250/year payable by purchase order, as set forth in his annexed Proposal; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this purpose in the Administration Budget account #6-01-20-100-000-252;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that the re-appointment of Michael W. Pitts, Jr of the firm of Pitts and Sons, LLC as the Qualified Purchasing Agent for the Borough of Pennington in 2026 is hereby approved;

**BE IT FURTHER RESOLVED**, that Mr. Pitts shall be paid the annual sum of \$5,350, or \$441.66 per month for work within the annexed scope of services, and when previously authorized by the Administrator or Borough Clerk \$70.00 per hour not to exceed \$1,500 for authorized work outside the scope of covered services, in accordance with the attached Proposal;

**BE IT FURTHER RESOLVED**, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into a contract or purchase order with Mr. Pitts consistent with the term of his annexed Proposal, subject to approval as to form by the Borough Attorney; and

**BE IT FURTHER RESOLVED**, by the Borough Council of the Borough of Pennington, that the Borough hereby increases its bid and quote thresholds to the maximum amount permitted by law; and

**BE IT FURTHER RESOLVED**, that in accordance with N.J.A.C. 5:34-5.2 the Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution and a copy of Mr. Pitt's Certification to the Division of Local Government Services.

**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 2026-1.15, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026-1.16**

**RESOLUTION APPOINTING GIAN PAOLO CAMINITI AS  
JOINT INSURANCE FUND COMMISSIONER FOR A PERIOD  
OF ONE YEAR FROM JANUARY 1 THROUGH DECEMBER 31, 2026**

**WHEREAS**, the Borough of Pennington is required to appoint annually a Joint Insurance Fund Commissioner to serve for the year;

**WHEREAS**, it is the desire of the Mayor and Council to appoint Gian Paolo Caminiti to that position, for the period of one year from January 1 through December 31, 2026;

**NOW, THEREFORE, BE IT RESOLVED**, that Gian Paolo Caminiti is hereby appointed as Joint Insurance Fund Commissioner for a one year term effective January 1, 2026 and ending December 31, 2026; and

**BE IT FURTHER RESOLVED**, by the Borough Council of the Borough of Pennington that Mr. Caminiti shall serve in this capacity without additional compensation.

**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 2026-1.16, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.17**

**RESOLUTION RE-ESTABLISHING THE HOPEWELL  
VALLEY GREEN TEAM**

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough recognize a need to develop "green" initiatives to create a plan for a healthy economy, environment and society in Hopewell Valley; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough desire to identify and support green, sustainable practices which benefit our residents and business partners that are easy to replicate and affordable to implement; and

**WHEREAS**, the Borough of Hopewell, the Township of Hopewell and the Borough of Pennington have each resolved to participate in **SUSTAINABLE JERSEY™**, a certification program for municipalities in New Jersey that want to go green, control costs and save money, and take steps to sustain their quality of life over the long term; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough have identified a need to work collaboratively to achieve **SUSTAINABLE JERSEY™** certification as the economic and environmental health of Hopewell Valley does not end at municipal borders; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough, in an attempt to focus attention on green issues and to further the primary goals of saving tax dollars, assuring clean air and water, improving working and living environments, and strengthening communities that are sustainable economically, environmentally and socially well into the future, established the “Hopewell Valley Green Team”; and

**WHEREAS**, since on or about August 3, 2009, the Hopewell Valley Green Future Task Force, now the Hopewell Valley Green Team, with annually appointed members comprised of a minimum of four representatives of each Hopewell Valley municipality, including one governing body member liaison, one municipal staff representative and at least two members of the public representing residents, businesses and other community groups, met quarterly or as needed to develop and recommend programs and projects that seek to:

1. Improve public health and safety.
2. Identify alternative energy options.
3. Encourage water and energy conservation.
4. Reduce environmental pollution.
5. Promote recycling efforts.
6. Preserve natural resources.
7. Increase public awareness regarding green initiatives through the development of educational programs and resources dedicated to green initiatives.
8. Provide updates and recommendations to Hopewell Valley governing bodies, administrations, planning boards, environmental commissions, shade tree boards and other groups directly or indirectly responsible to environmental issues; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township, and Pennington Borough desire that the Hopewell Valley Green Team continue meeting, on a quarterly or as needed basis, to develop and recommend the above-described programs and projects;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that it hereby supports and does re-establish the Hopewell Valley Green Team, formerly the Hopewell Valley Green Future Task Force, in cooperation with the Borough of Hopewell and the Township of Hopewell; and

**BE IT FURTHER RESOLVED**, that the following individuals are appointed to serve on the Hopewell Valley Green Team for 2026 on behalf of the Borough of Pennington, and that the Borough shall provide details of said appointments to the municipal clerks of the Borough of Hopewell and the Township of Hopewell: Joann Held, Kim Haren, John Valenza and Gian Paolo Caminiti.

**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 2026-1.17, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026-1.18**

**RESOLUTION APPOINTING JULIAN ANTEBI  
AS REPRESENTATIVE TO THE STONYBROOK REGIONAL SEWERAGE AUTHORITY**

**WHEREAS**, by Resolution 2023-1.33, Borough Council appointed Julian Antebi as Pennington Borough representative to the Stonybrook Regional Sewerage Authority to fill an unexpired term ending January 31, 2026; and

**WHEREAS**, in accordance with the New Jersey Sewerage Authorities Law, N.J.S.A. 40:14A-4 the Borough now seeks to re-appoint Mr. Antebi to a 5 year term beginning February 1, 2026 and ending January 31, 2031;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that Julian Antebi is hereby re-appointed Pennington Borough Representative to the Stonybrook Regional Sewerage Authority for a five year term beginning February 1, 2026 and ending January 31, 2031.

**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 2026-1.18, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 1.19**

**RESOLUTION APPOINTING ACTING BOROUGH ENGINEER FOR JANUARY 2026 AND AS THEREAFTER NEEDED**

**WHEREAS**, by Resolution 2025-12.7, upon the departure of Borough Engineer Brandon Fetzer of Van Note Harvey Associates, now a division of Pennoni Associates, Inc., Borough Council appointed as Borough Engineer Frank Petrella, Jr., P.E., supported by Pennoni Associates, Inc. to serve through December 31, 2025;

**WHEREAS**, the Borough has published an RFP for permanent appointment of a Borough Engineer through 2028 but the selection process has not been completed to date;

**WHEREAS**, Pennoni Associates, Inc., through Ralph Petrella, Jr., has agreed to serve as Borough Engineer in an acting capacity in January 2026 and thereafter as needed to permit the process for permanent appointment of the Borough Engineer to be completed;

**WHEREAS**, the compensation and other applicable terms for service in this acting capacity shall be consistent with the just-expired professional services agreement between the Borough and Brandon Fetzer/Van Note-Harvey Associates of which a copy is attached (“Fetzer Contract”);

**WHEREAS**, a proposed form of contract between the Borough and Pennoni Associates which is the subject of this Resolution is also attached;

**WHEREAS**, the Chief Financial Officer of the Borough has certified that sufficient funds are available for this undertaking;

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

1. Pennoni Associates, Inc., through Ralph Petrella, Jr., P.E., is hereby appointed Acting Borough Engineer on a month-to-month basis for January 2026 and thereafter as needed pending the permanent appointment of the Pennington Borough Engineer;
2. the Mayor is hereby authorized to enter into the attached contract with Pennoni Associates covering the period it is to serve in this capacity, incorporating on a month-to-month basis the schedule of compensation and other applicable terms of the Fetzer Contract, subject to final 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				Rubenstein	X			
Chandler	S				Stern	M			
Kassler-Taub	X				Valenza	X			

Council Member Stern made a motion to approve Resolution 2026-1.19, second by Council Member Chandler with all members present voting in favor.

**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.

Dan Pace of 9 Railroad Place welcomed Amy Kassler-Taub to Borough Council.

AT:7:42 PM, Council Member Rubenstein made a motion to adjourn the Reorganization Meeting, second by Council Member Stern with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling  
Borough Clerk