

**Pennington Borough Council
Regular Meeting–November 3, 2025**

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:10 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Marcianite, Rubenstein, Stem and Valenza in attendance.

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

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

Mayor Davy stated that the Resolution related to Community Forestry Management Plan is being removed from the agenda and the Closed Session Agenda is being amended to include Contract Negotiations – Hopewell Fire District – EMS.

PUBLIC COMMENT PERIOD

Mayor Davy read the following statement.

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

There were no comments from the public.

MAYOR’S BUSINESS

Mayor Davy reminded Council Members of the Special Meeting on November 25, 2025 to discuss the 4th Round Affordable Housing Plan.

APPROVAL OF MINUTES

Council Member Rubenstein made a motion to approve the minutes of the September 29, 2025, Work Session Meeting, second by Council Member Angarone with all members present voting in favor.

Council Member Rubenstein made a motion to approve the minutes of the October 6, 2025, Regular Meeting, second by Council Member Angarone with all members present voting in favor.

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

Council Member Rubenstein made a motion to approve the minutes of the September 29, 2025, Closed Session for content but not for release, second by Council Member Stern with all members present voting in favor.

ORDINANCES FOR INTRODUCTION

Mayor Davy read Ordinance 2025-14 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2025-14**

**ORDINANCE PROVIDING STANDARDS AND PROCEDURES FOR
APPROVAL OF BLOCK PARTIES**

WHEREAS, it is the policy of Borough Council to facilitate applications by residents to hold block parties, consistent with public health and safety and the requirements set forth herein;

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 74, Block Parties, which shall read as follows:

1. Borough policy favors the conduct of neighborhood block parties consistent with public health and safety. Residents may conduct gatherings of this kind on the streets of the Borough subject to satisfaction of the conditions set forth in this ordinance.

2. The person or persons hosting the party must submit a timely application to the Borough Clerk on a form supplied by the Borough providing the following information: (a) their name(s) and address(es) and necessary contact information; (b) identification of the proposed location of the party and the street or part thereof asked to be closed; (c) the date of the party and any proposed rain date; (d) the times the party will begin and end; and (e) an estimate of the number of people expected to attend the party. The hosts may also be required to supplement this application with relevant additional information as may be required by the Pennington Borough Administrator or Police Department.
3. The host or hosts of the party must own a residence bordering on the part of the street to be closed for the party. They must be reachable by telephone on the day of the party and be reachable and present on location during the party.
4. The beginning and ending times for the party must be reasonable in keeping with the rights of neighborhood and area residents not participating in the party.
5. The road closure on the dates and at the times indicated must be approved by the Pennington Borough Police Department and comply with its directives.
6. Each property owner affected by the closure shall be notified in writing substantially in advance of the closure.
7. There must be access for emergency vehicles at all times.
8. All local noise ordinances must be observed.
9. The application for the block party must receive final approval by the Pennington Borough Administrator.

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

Council Member Rubenstein made a motion to introduce Ordinance 2025-14, second by Council Member Angarone. Mr. Bliss pointed out two points in the ordinance that were discussed and incorporated from the Work Session. Upon a roll call vote all members present voted in favor.

Mayor Davy read Ordinance 2025-15 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2025-15**

**BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION
OF \$60,000 FOR PRELIMINARY PLANNING, ENVIRONMENTAL AND
INVESTIGATIVE ANALYSIS AND ANY NECESSARY WORK OR
IMPROVEMENTS IN CONNECTION WITH THE BOROUGH-OWNED
LANDFILL AND ANY OTHER RELATED PROPERTIES FOR
POTENTIAL REDEVELOPMENT IN AND BY THE BOROUGH OF
PENNINGTON, IN THE COUNTY OF MERCER, NEW JERSEY, AND
AUTHORIZING THE ISSUANCE OF \$2,508 BONDS OR NOTES OF THE
BOROUGH TO FINANCE PART OF THE COST THEREOF.**

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

Section 1. The improvement described in Section 3(a) of this bond ordinance has heretofore been authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the supplemental amount of \$60,000, such sum being in addition to the \$125,000 appropriated therefor by Bond Ordinance #2017-4, finally adopted March 6, 2017 ("Bond Ordinance #2017-4"), the \$225,000 appropriated by supplemental Bond Ordinance #2018-9, finally adopted July 2, 2018 ("Bond Ordinance #2018-9"), and the \$403,000 appropriated by supplemental Bond Ordinance #2023-13, finally adopted September 5, 2023 ("Bond Ordinance #2023-13"), and including a grant from the State of New Jersey Department of Environmental Protection in the amount of \$57,492 (the "State Grant"). No down payment is required pursuant to N.J.S.A. 40A:2-11(c) as the improvement or purpose referred to in Section 3(a) is being partially funded by the State Grant.

Section 2. In order to finance the additional cost of the improvement or purpose not covered by the State Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,508 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement heretofore authorized and the purpose for the financing of which the bonds are to be issued is preliminary planning, environmental and investigative analysis and any necessary work or

improvements in connection with the Borough-owned landfill and any other related properties for potential redevelopment purposes, including all work and materials necessary therefor and incidental thereto, as originally described in Bond Ordinance #2017-4, as supplemented by Bond Ordinance #2018-9 and Bond Ordinance #2023-13.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is \$755,508, including the \$125,000 authorized by Bond Ordinance #2017-4, the \$225,000 authorized by Bond Ordinance #2018-9, the \$403,000 authorized by Bond Ordinance #2023-13 and the \$2,508 bonds or bond anticipation notes authorized herein.

(c) The estimated cost of the improvement or purpose is \$813,000, including the \$125,000 appropriated by Bond Ordinance #2017-4, the \$225,000 appropriated by Bond Ordinance #2018-9, the \$403,000 appropriated by Bond Ordinance #2023-13 and the \$60,000 appropriated herein.

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

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

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

- (a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,508, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$357,506 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement. Of this amount, \$125,000 was estimated for these items of expense in Bond Ordinance #2017-4, \$225,000 was estimated for these items of expense in Bond Ordinance #2018-9, \$4,998 was estimated for these items of expense in Bond Ordinance #2023-13 and an additional \$2,508 is estimated therefor herein.

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

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or, if other than the State Grant referred to in Section 1 hereof, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of

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

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

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

Council Member Chandler made a motion to introduce Ordinance 2025-15, second by Council Member Stern with all members present voting in favor.

Mayor Davy read Ordinance 2025-16 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2025-16**

**ORDINANCE APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH OF
PENNINGTON AND DARYL BURROUGHS, JR. IN HIS CAPACITY AS LIEUTENANT IN THE
PENNINGTON BOROUGH POLICE DEPARTMENT**

WHEREAS, Daryl Burroughs, Jr. is about to be appointed Lieutenant in the Pennington Borough Police Department effective upon his execution of the attached Employment Agreement;

WHEREAS, the Agreement provides for an annual salary of \$134,997, representing a 2.5% increase over current salary;

WHEREAS, the position of Lieutenant is not part of the bargaining unit represented by the Pennington Borough Police Association;

NOW, THEREFORE, BE IT ORDAINED, by Borough Council of the Borough of Pennington, that the attached Employment Agreement be and the same is hereby approved and the Mayor, with the attestation of the Borough Clerk, is hereby authorized to sign and enter into the Agreement on behalf of the Borough; and

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

Mayor Davy asked Mr. Bliss to explain the Ordinances and resolutions that are on the agenda regarding the promotion of Sgt First Class Burroughs to Lieutenant.

Council Member Marciante made a motion to introduce Ordinance 2025-16, second by Council Member Chandler with all members present voting in favor.

Mayor Davy read Ordinance 2025-17 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2025-17**

**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. All posts on the message board shall require approval by the Borough Administrator. An application for approval must be delivered to Borough Hall, 30 North Main Street, at least five (5) business days 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 2025-17, second by Council Member Stern. Mr. Bliss made a correction to paragraph 3 of the Ordinance. Council Member Rubenstein made a motion to introduce the Ordinance as amended, second by Council Member Stern with all members present voting in favor.

Mayor Davy read Ordinance 2025-19 by title.

**BOROUGH OF PENNINGTON
ORDINANCE NO. 2025-18**

**AN ORDINANCE AMENDING FEE REQUIREMENTS FOR
TEMPORARY FOOD LICENSES**

WHEREAS, Borough Council seeks to relieve temporary food vendors of multiple license fees for appearing at more than one event per year in the Borough.

WHEREAS, this ordinance amends Chapter 98 of the Borough Code concerning fees, to make the fee for a temporary food license payable only one time per year provided the vendor continues to submit a license application for each event;

NOW, THEREFORE, BE IT ORDAINED, by Borough Council of the Borough of Pennington, that Chapter 98, Section 98-31 of the Borough Code, in particular Subsection E thereof, is hereby amended [with deleted language crossed out and new language underlined] as follows:

98-31. Retail food establishments.

License fees and related charges for retail food establishments as provided in § **112-1** of this Code shall be:

A. Retail food establishments at a permanent location that prepare food: \$200 per year or any part thereof for establishments with fewer than 25 seats; \$250 per year or any part thereof for establishments with 25 or more seats.

B. Retail food establishments at a permanent location that sell only prepackaged food items: \$75 per year or any part thereof.

C. Mobile food vendors: \$75 per year or any part thereof.

D. Retail food establishments owned by charitable and/or nonprofit organizations: \$30 per year or any part thereof.

E. Establishments for temporary events and not licensed as permanent establishment: \$50 per ~~event~~ year or any part thereof provided a license application is submitted for each event.

F. Plan review fee required for all retail food establishments except those owned by charitable and/or nonprofit organizations: \$150.

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

Council Member Rubenstein made a motion to introduce Ordinance 2025-18, second by Council Member Marciante with all members present voting in favor.

Mayor Davy read Ordinance 2025-19 by title.

**BOROUGH OF PENNINGTON
ORDINANCE 2025-19**

**ORDINANCE AMENDING CHAPTER 46 OF THE BOROUGH CODE CONCERNING THE
RESPONSIBILITIES OF THE POLICE LIEUTENANT, CLARIFYING THE ABSENCE OF AN AGE
REQUIREMENT FOR PROMOTION TO LIEUTENANT, AND MAKING OTHER TECHNICAL CHANGES**

WHEREAS, Chapter 46 of the Code of the Borough of Pennington, at Section 46-26, defines responsibilities and qualifications for the position of Lieutenant in the Pennington Police Department;

WHEREAS, Borough Council seeks to amend the responsibilities of the Lieutenant to require the person in that position to assume responsibility as Officer in Charge of the Department when there is a vacancy in the position of Chief of Police or Public Safety Director (hereafter “Head of Department”);

WHEREAS, Borough Council seeks also to clarify the ordinance to eliminate any interpretation that promotion to Lieutenant is age-restricted, contrary to law;

WHEREAS, an additional change is needed in Section 46-27 to update the language;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Pennington, that Chapter 46 of the Code of the Borough of Pennington is hereby amended (with deleted language crossed out and new language underlined) as follows:

1. Section 46-26. Lieutenant.

- A. A position of Lieutenant shall be and hereby is established effective upon the adoption hereof.
- B. Under the supervision of the Chief of Police or Public Safety Director ~~during an assigned tour of duty~~, the Lieutenant has charge of a police platoon or performs specialized supervisory police duties, such as:
 - (1) Gives suitable police assignments and instructions to sergeants and police officers, provides them with needed advice and assistance when difficult problems or maneuvers arise, checks their work to see that proper procedures are followed, reasonable standards of workmanship, conduct and output are maintained and that desired police objectives are achieved.
 - (2) Directs criminal and noncriminal investigations and sees that appropriate police action is taken.

- (3) Takes fingerprints for classified records and filed.
 - (4) When on desk duty, keeps a desk blotter, arrest book and a property book.
 - (5) When necessary, apprehends, warns or takes into custody violators of the law.
 - (6) Sees that needed police protection is provided when large sums of money are in transit, when there are fires, outbreaks and other conditions which might result in disorder and when large numbers of people congregate for any reason.
 - (7) Makes thorough investigations, prepares suitable reports and keeps needed records and files.
 - (8) Will be required to learn to utilize various types of electronic and/or manual recording and computerized information systems used by the agency, office or related units.
 - (9) Assists in preparation of or prepares Police Department activities report on a monthly and annual basis.
- C. The Lieutenant is expected to assume the responsibilities of the Officer in Charge of the Department, without additional compensation, when there is a vacancy in the position of Chief of Police or Director of Public Safety, as applicable, while also continuing to perform the duties of Lieutenant. When serving as Officer in Charge, the responsibilities of the Lieutenant will be adjusted subject to the direction of the Borough Administrator and Borough Council as appropriate.
- D. Lieutenant shall be eligible to hold the position of Emergency Management Coordinator or Deputy Emergency Management Coordinator for the Borough. This activity entails no additional compensation. The Emergency Management Coordinator is responsible for planning, responding to and coordinating efforts of all municipal departments and First Responder organizations during major emergency events in Pennington.
- ~~C-E.~~ Requirements for appointment are as follows:

- (1) Education: graduation from high school or vocational high school or possession of an approved high school equivalency certificate. Graduation from an accredited college or university with a B.A. or B.S. degree is preferred.
- (2) Experience: two years of supervisory police experience involving the providing of assistance and protection of persons, the safeguarding of property, the observance of the law and the apprehension of lawbreakers.
- ~~(3)~~ ~~(Age: not less than 18 nor more than 35 years of age, at the announced closing date for filing applications for the position. (Note: when an applicant has reached his/her 35th birthday, he/she is considered to be over 35 years old.)~~
- ~~(4)~~ (3) Citizenship: must be a citizen of the United States.
- ~~(5)~~ (4) Medical examination: As a prerequisite for appointment, appointees may be required to pass a thorough medical and psychological examination to be administered by the appointing authority. Any psychological, medical or physical condition or defect which could prevent efficient performance of the duties of the position, cause the appointee to be a hazard to himself/ herself or others or become aggravated as a result of performance of these duties will be cause for rejection. Failure to demonstrate sufficient capacity to perform the duties of this position may be cause for rejection.
- ~~(6)~~ (5) License: Appointees will be required to possess a driver's license valid in New Jersey only if the operation of a vehicle, rather than employee mobility, is necessary to perform the essential duties of the position.
- ~~(7)~~ (6) Knowledge and abilities:
 - a. Knowledge of the laws and ordinances which are significant from the police point of view.
 - b. Knowledge of the problems and procedures involved in working out the internal organization and formulating rules and regulations for the Police Department.
 - c. Knowledge of the methods likely to be useful in providing citizens and others with proper police information, service and protection.
 - d. Ability to communicate in written and spoken forms of the English language.

§ 46-27. Sergeant First Class. [Added 12-5-2011 by Ord. No. 2011-19]

- A. A position of Sergeant First Class is hereby established in the Police Department of the Borough of Pennington.

- B. The duties of the Sergeant First Class shall be determined by the Chief of Police, Director of Public Safety, or Officer in Charge, as applicable, and the rules and regulations of the Police Department as may be amended from time to time.

Council Member Chandler made a motion to introduce Ordinance 2025-19, second by Council Member Angarone with all members present voting in favor.

Mayor Davy read Ordinance 2025-20 by title.

**BOROUGH OF PENNINGTON
ORDINANCE #2025 – 20**

AN ORDINANCE FURTHER AMENDING ORDINANCE 2025-8 TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF NEW JERSEY FOR THE YEAR 2025

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PENNINGTON AS FOLLOWS:

1. Ordinance 2025-8, known and referred to as the Borough Salary ordinance, is hereby amended to increase by three dollars (\$3) the hourly compensation of the Borough’s part-time Technical Assistant to Construction (deleted language crossed out and new language underlined) as follows:

SECTION I: EMPLOYMENT POSITIONS/ANNUAL COMPENSATION

- a. The following officer and employee designations are hereby confirmed; and the rate of compensation of each such officer and employee, whose compensation shall be on an annual basis, is as follows:

Borough Administrator	\$150,000.00
Borough Clerk	\$49,621.98
Assistant CFO	\$119,063.59
Chief Financial Officer (part time)	\$95.81/hour
Tax Collector (part time)	\$95.81/hour
Technical Assistant to Construction (part time)	\$31.56/hour
Tax Assessor (part time)	\$15,140.28
Zoning Officer (part time)	\$10,000.00
Land Use Admin/Admin Asst.	\$68,500.00
Deputy Registrar	\$175.00 / month
Supt. of Public Works	\$95,878.60
Licensed Water Operator	\$53,501.29
Assistant to Superintendent of Public Works	\$44,151.47
Foreman	\$84,715.63
Judge of Municipal Court	\$14,394.77
Court Administrator (part time)	\$19,998.13
Prosecutor - (Flat Rate per Court Session/per resolution)	\$ 300.00
Public Defender – (Flat Rate per Court Session/per resolution)	\$ 200.00
Court Officer – (Flat Rate per Court Session)	\$75.00
Chief of Police	\$149,383.00
Administrative Assistant – Police Department	\$49.68/hour
Construction Official / Fire Sub-Code	\$31,318.32

Plumbing Sub-Code	\$10,000.00
Electric Sub-Code	\$10,000.00
<u>Coordinator of Emergency Management</u>	<u>\$30.00/hr *</u>

***capped at \$9,000/year**

- a. One person may serve in more than one office or position of employment as listed in Section a hereof.
- b. The amounts shown in Section a. hereof are the maximum amounts to be paid. However, at the discretion of Borough Council, lesser amounts can be paid.
- c. The rate of compensation of each employee paid on an hourly basis is as follows:

	Minimum	Maximum
Police Department:		
Crossing Guards	\$ 15.13	\$ 29.29
Crossing Guard – Special Events	\$ 40.00 per hour	
Special Police	\$ 17.00 per hour	
Part Time Employees – All Departments:		
Part Time or Temporary	\$ 15.13	\$ 25.00
Part Time/Temporary/Licensed	up to a maximum of	\$ 100.00

SECTION II: Employee/Personnel Manual.

The terms and conditions of employment as set forth in the Borough Employee or Personnel Manual, as the same may exist and change from time to time, are hereby incorporated herein by reference. The Personnel Manual does not create a contract of employment and except for employees who are tenured; no contract of employment other than “at will” has been expressed or implied. The policies, rules and benefits described in the Manual are subject to change at the sole discretion of the Borough Council at any time.

SECTION III:

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed.

SECTION IV:

Terms and Conditions of employment for Police and Public Works employees are specified in the respective labor agreements.

SECTION V:

This ordinance shall take effect upon final adoption and publication according to law, but the salaries herein provided for shall be retroactive to January 1, 2025 if appropriate.

Council Member Marciante made a motion to introduce Ordinance 2025-20, second by Council Member Angarone with all members present voting in favor.

COMMITTEE REPORTS

Personnel/ Economic Development- Ms. Angarone stated that Personnel did not meet, but they will be meeting on November 5th. Ms. Angarone reported on the Economic Development Committee meeting on October 8th and discussed membership. Ms. Angarone stated that they discussed refreshing the Business Directory, the Community Yard Sale and other ways to get people to visit downtown. Ms. Angarone stated that they discussed the Welcome to Pennington signs and signs for Kunkel Park and the Lawrence Hopewell Trail. Ms. Angarone stated that they discussed branding for the EDC.

Public Works/ Planning Board/ Historic Preservation –Ms. Stern stated that they held a quarterly Chairs meeting and it was very productive. Ms. Stern stated that the public can now send e-mails to committees and it will go to the Borough Administrator for distribution to the various committees. Ms. Stern stated that they encouraged the Chairs to submit articles for the newsletters in a timely manner. Ms. Stern stated that they asked the Chairs to spread the word about the e-alerts system which has been upgraded on the new website.

Ms. Stern stated that Public Works met on October 29th and talked about the development of a Sidewalk Repair Plan which the Borough Administrator will be giving a presentation on at the November work session including what neighboring towns are doing in comparison to the proposed plan.

Ms. Stern stated that they discussed the Lead Service Line Replacement Plan and how the costs will be distributed between property owners and the Borough. Ms. Stern stated that once bids are received they will have a better sense of how to allocate the costs.

Ms. Stern stated that at the last meeting it was not clear on who was taking responsibility for determining how we continue to run the water department and this is still a work in progress. Ms. Stern stated that at the next meeting they will have a presentation from a professional who will talk about how to find grants and funding for projects such as PFAS remediation.

Ms. Stern stated that Historic Preservation heard an application from 221 South Main Street for replacement of 13 windows. Ms. Stern stated that the Chair will be working closely with the owner on options for replacement windows and this application will be discussed again at the next meeting. Ms. Stern stated that they discussed a project at 141 South Main Street which is being renovated by a local builder who has done other projects in town. Ms. Stern stated that once approved by Historic Preservation this application will go to the Planning Board for their consideration. Ms. Stern stated that they discussed trees in the County Right of Way in the Historic District which was covered earlier in the meeting. Ms. Stern stated that they reviewed a letter that will be sent out to new residents who purchase homes in the Historic District.

Ms. Stern stated that the Planning Board met on October 8th. Ms. Stern stated that a local group called “Protect our Corner of Pennington Community Group” was in attendance and they spoke on the Senior Center property and inclusion in the Housing Plan. Ms. Stern stated that this group also attended the last Council Meeting. Ms. Stern stated that they heard an update on the status of the Master Plan which is close to completion.

Finance & Technology/ Public Safety/ Arboretum / Landfill – Mrs. Chandler stated that the Landfill inspections are moving along. Mrs. Chandler stated that the Finance Committee did not meet, but budget request forms have been distributed to departments. Mrs. Chandler stated that Public Safety continues to review their budget for 2026. Mrs. Chandler stated that they continue to work on the Arboretum and there is a possibility of a volunteer clean up in November.

Environmental Commission / Shade Tree/ Library Board – Mr. Rubenstein stated that Environmental met and discussed site plan review of Planning Board applications, attendance at the ANJEC conference and new legislation that is pending. Mr. Rubenstein stated that the Library met and discussed a change in vendors for purchasing and borrowing books and renovations that they are considering. Mr. Rubenstein stated that Shade Tree has some changes for the Community Forestry Management Plan so that will be coming back to Council for the November meeting.

Parks & Recreation – Mr. Marciante stated that movie night was held with some minor technical issues. Mr. Marciante stated that they are doing a Christmas Light contest, Larissa Kelsey who ran it last year will be assisting Parks and Recreation. Mr. Marciante stated that Parks and Recreation will be supplying prizes, there will be a senior and junior category, more information to follow.

Senior Advisory Board – Mr. Marciante stated that a senior play, The Crucible, will be held in November and they will hosting a New Year’s Party in December. Mr. Marciante stated that they previewed the proposed new senior center.

Board of Health/ Net Zero Committee – Mr. Valenza stated that a joint meeting was held in September. Mr. Valenza stated that a free rabies clinic will be held in November. Mr. Valenza stated that some changes may be made going forward with a reduction in time from 3 hours to 2 hours. Mr. Valenza reported on a recent complaint about pot belly pigs and after investigation there was no violation found.

NEW BUSINESS

BOROUGH OF PENNINGTON RESOLUTION 2025 – 11.2

AUTHORIZING PAYMENT OF BILLS

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Pennington that the bills be paid on audit and approval of the Mayor, the Appropriate Council Member and the Treasurer in the amount of \$ 2,058,727.89 from the following accounts:

Current	\$ 1,978,500.21
W/S Operating	\$ 51,609.89
General Capital	\$ 1,920.00

Grant Fund	\$	568.09
Open Space Fund	\$	5,750.00
COAH Trust Fund	\$	892.50
Developer’s Escrow	\$	1,836.00
Other Trust Fund	\$	17,650.00
Animal Control Fund	\$	1.20
TOTAL	\$	2,058,727.89

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			
Marciante	X				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-11.2, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 11.3**

RESOLUTION AUTHORIZING BUDGET TRANSFERS

WHEREAS, N.J.S.A. 40A:4-58 provides that during the last two months of the fiscal year or the first three months of the following year, should it become necessary to expend funds for any purposes specified in the budget an amount in excess of the respective sums appropriated therefore and there shall be an excess in any appropriations over and above the amount deemed to be necessary to fulfill the purpose of such appropriations transfers may be made; and

WHEREAS, transfers may not be permitted to appropriations for contingent expenses or deferred charges; and

WHEREAS, transfers may not be permitted from appropriations for contingent expenses, deferred charges, cash deficit of the preceding year, reserve for uncollected taxes, down payments, capital improvement fund or interest and redemption charges;

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pennington that transfers be made between the following year 2025 budget appropriations:

Current Fund Appropriations:	To:	From:
Administration – Salaries	\$2,500.00	
Engineering – Other Expense	\$7,000.00	
Liability/Other Insurance		\$9,000.00
Planning Board – Salaries		\$ 500.00
Total Current Fund	\$9,500.00	\$9,500.00

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

Council Member Chandler made a motion to approve Resolution 2025-11.3, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 11.4**

**RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE MID
JERSEY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Pennington is a member of the Mid Jersey Municipal Joint Insurance Fund; and

WHEREAS, said renewal membership terminates as of January 1, 2026*, unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Borough of Pennington agrees to renew its membership in the Mid Jersey Municipal Joint Insurance Fund for a period of three (3) years beginning January 1, 2026, and ending January 1, 2029*, and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk\Administrator\Manager shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Mid Jersey Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

*12:01 a.m.

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

Council Member Chandler made a motion to approve Resolution 2025-11.4, second by Council Member Marciante with all members present voting in favor.

BOROUGH OF PENNINGTON
RESOLUTION 2025–11.5
RESOLUTION PROMOTING DARYL BURROUGHS, JR. TO LIEUTENANT
IN THE PENNINGTON BOROUGH POLICE DEPARTMENT

WHEREAS, pursuant to Chapter 46 of the Code of the Borough of Pennington regular members of the Pennington Borough Police Department are appointed to their respective ranks by Borough Council;

WHEREAS, Daryl Burroughs, Jr. is now serving as Sergeant First Class in the Pennington Borough Police Department, having served in that capacity since November 2022;

WHEREAS, by Resolution 2025-2.18, upon retirement of the Pennington Chief of Police and in the absence of an immediate replacement, Borough Council appointed Daryl Burroughs, Jr. Officer in Charge of the Department, and he continues to serve in that capacity while performing his responsibilities as Sergeant First Class;

WHEREAS, upon the recommendation of the Borough Administrator to whom Daryl Burroughs, Jr. now reports, it is determined by Borough Council that Daryl Burroughs, Jr. has qualified for promotion to Lieutenant in accordance with N.J.S.A. 40A:14-129;

WHEREAS, the position of Lieutenant is not part of the bargaining unit represented by the Pennington Borough Police Association and an individual employment agreement providing the terms and conditions of employment is appropriate;

WHEREAS, this promotion is to be effective upon execution of that employment agreement, now pending approval before Council pursuant to Ordinance No. 2025-16;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that Daryl Burroughs, Jr. is hereby promoted to Lieutenant in the Pennington Borough Police Department subject to pending approval and execution of his employment agreement pursuant to Ordinance No. 2025-16.

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

Council Member Marciante made a motion to approve Resolution 2025-11.5, second by Council Member Chandler with all members present voting in favor. Mayor Davy stated that Sgt. Burroughs will be sworn in at the December

meeting.

**BOROUGH OF PENNINGTON
RESOLUTION 2025 -11.6**

**RESOLUTION AUTHORIZING THE AUCTION OF CERTAIN SURPLUS PROPERTY NO LONGER
NEEDED FOR THE PUBLIC USE BY PENNINGTON BOROUGH UTILIZING THE SERVICES OF
GOVDEALS, INC.**

WHEREAS, Pennington Borough is the owner of certain surplus personal property that is no longer needed for public use as specifically identified and described on the attached Exhibit A (“Surplus Property”); and

WHEREAS, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36 and Local Finance Notice 2019-15, Pennington Borough is authorized to sell said Surplus Property through an approved online auction; and

WHEREAS, the required on line services are available from www.GovDeals.com through Sourcewell (formerly the National Joint Powers Alliance); and

WHEREAS, Pennington Borough joined the National Joint Powers Alliance (now Sourcewell) by Resolution 2017-6.5 in June of 2017; and

WHEREAS, the National Joint Powers Alliance (now Sourcewell) accepted Pennington Borough’s request to join and assigned Member # 132214 to the Borough; and

WHEREAS, the Borough of Pennington intends to utilize the online auction services of GovDeals, Inc. located at www.govdeals.com ; and

WHEREAS, in consideration of auctioning the Surplus Property on Pennington Borough’s behalf, GovDeals, Inc. will be paid 12.5% of the winning bid for each asset sold, paid directly by the successful bidder to Govdeals, Inc.; and

WHEREAS, all other terms and conditions of the auction of the Surplus Property and agreement with GovDeals, Inc. are available on the GovDeals, Inc’s website, www.govdeals.com and in the office of the Borough Clerk;

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

1. Pennington Borough, is authorized to sell the surplus personal property that is identified and described on the attached Exhibit A (“Surplus Property”).
2. The Surplus Property shall be sold by public auction without cost to the Borough, through the online auction site of www.govdeals.com, as more fully described in the “Whereas Clauses,” which are incorporated herein as if fully restated.
3. In consideration for auctioning the Surplus Property on Pennington Borough’s behalf, GovDeals, Inc. will be paid 12.5% of the winning bid for each asset sold, paid directly by the successful bidder to GovDeals, Inc.
4. Pennington Borough shall publish in its official newspaper notice of this approved online auction together with a description of the Surplus Property to be sold. The auction shall be held not less than 7 or more than 14 days after the latest publication of the notice.
5. A certified copy of this Resolution shall be sent to the Division of Local Government Services in the Department of Community Affairs in accordance with Local Finance Notice 2019-15.

Record of Council Vote on Passage

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

Council Member Chandler made a motion to approve Resolution 2025-11.6, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2025-11.7**

**RESOLUTION AUTHORIZING VAN NOTE-HARVEY TO PREPARE BID DOCUMENTS AND PERFORM
OTHER WORK RELATED TO REPLACEMENT OF LEAD SERVICE LINES, AND FURTHER
AUTHORIZING THE ADMINISTRATOR TO PROCEED WITH THE BIDDING PROCESS**

WHEREAS, the State of New Jersey, in accord with the federal Safe Drinking Water Act and related regulations of the Environmental Protection Agency, has identified lead service lines connecting water mains to homes

and other buildings are a primary source of lead in drinking water;

WHEREAS, under P.L. 2021, c. 183 (N.J.S.A. 58:12A-40, et seq.), and the federal regulations, public water systems in New Jersey must replace all lead service lines, including those that exist on private property, by 2031, and Pennington has filed a plan with the New Jersey Departmental of Environmental Protection to accomplish this goal in phases;

WHEREAS, as part of this plan, the Borough has identified the first 30 service lines that must be replaced and now seeks to advertise for bids for this work and to retain Van Note-Harvey to prepare the bid documents;

WHEREAS, the scope of work for the service line replacements shall include: (a) full replacement from the existing water main to the installed meter; (b) new service lines of 1-inch copper with a meter pit located behind the curb, consistent with current Borough Standards; and (c) separate pricing for Borough and private service line work to allow the Borough and/or residents to determine whether to move forward with the private work or exclude it; **and (d) pricing options for additional phases of the work after the first 30 lines leading to completion of all replacements by the deadline;**

WHEREAS, Van Note-Harvey will provide draft documents to the Borough to ensure that proper locations and scope of work are agreed upon before advertising for bids, and before receipt of bids will also provide an engineer’s estimate of construction cost, all with the understanding that the actual bid process will be supervised to completion by the Borough;

WHEREAS, on the advice of the Borough Engineer, a plan certification from the Mercer County Soil Conservation District will be required based on the close proximity of the service line replacements and the total soil disturbance;

WHEREAS, Van Note-Harvey will also prepare and submit required soil erosion and sediment control plans to the County Soil Conservation District, with the understanding that application fees shall be paid by the Borough;

WHEREAS, Van Note-Harvey has provided the following estimate of fees;

Construction Plans – LSL Phase 1	\$4,500
Soil Erosion & Sediment Control Plans and Application	\$5,000
Bid Documents (Contracts and Specifications)	\$12,000
Engineer’s Estimate	<u>\$1,000</u>
TOTAL	\$22,500

WHEREAS, the Borough’s Chief Financial Officer has certified that funds are available in the Water/Sewer Capital account #: 5-06-220-99-565-565 (Reserve for Lead Service Line Replacement) to pay this total amount;

WHEREAS, it is understood that the amount payable to Van Note-Harvey for this work may not exceed the amount authorized by this resolution unless approved in writing by Borough Council;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, adopting and including herein the above recitals, that the Mayor with the attestation of the Borough Clerk is hereby authorized to issue a work order retaining Van Note-Harvey to perform the work specified above for a total sum including fees and expenses not to exceed \$22,500; and

BE IT FURTHER RESOLVED, that the Borough Administrator is hereby authorized to proceed with the bidding process.

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			
Marciante	X				Valenza	X			

Council Member Stern made a motion to approve Resolution 2025-11.7, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2025-11.8**

RESOLUTION AUTHORIZING RETENTION OF VAN-NOTE HARVEY ASSOCIATES TO PREPARE OPERATIONS AND MAINTENANCE MANUALS AS PART OF MS4 STORMWATER COMPLIANCE

WHEREAS, as a result of the MS4 inspection completed earlier this year, the Borough was directed to prepare Operations and Maintenance Manuals for the storm water infrastructure serving the Public Works yard and the Senior Center;

WHEREAS, the O&M Manuals must account for the current construction of the existing facilities and document procedures to be followed by Borough public works staff to ensure ongoing maintenance as required;

WHEREAS, the Borough requested Van-Note Harvey through the Borough Engineer to prepare the required Manuals;

WHEREAS, preparation of the O&M Manuals entailed review of the current storm sewer facilities at each location, the development of site-specific maintenance procedures, review of the proposed procedures with the Borough and incorporation of revisions and comments to ensure consistency with current procedures;

WHEREAS, a site-specific O&M Manual is now ready to be delivered to the Borough for each location, with the expectation that the custodian of the Manuals shall be the Borough’s Storm Sewer Program Coordinator;

WHEREAS, the two Manuals will cost \$4,500 apiece for a total of \$9,000;

WHEREAS, the Chief Financial Officer of the Borough has certified that these funds remain available in the Engineering Budget, Account #: 5-01-20-165-000-262;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the request of Van Note-Harvey to prepare the O&M Manuals as a professional service to ensure timely compliance with MS4 requirements is ratified and approved and the Chief Financial Officer is hereby authorized to pay VanNote-Harvey \$9,000 for the completed manuals.

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

Council Member Chandler made a motion to approve Resolution 2025-11.8, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON
RESOLUTION 2025-11.9**

RESOLUTION ACCEPTING THE COMMUNITY FORESTRY MANAGEMENT PLAN, 2026 THROUGH 2035, AS PREPARED BY THE BOROUGH SHADE TREE COMMITTEE

Mayor Davy stated that Resolution 2025-11.9 will be considered at the December Council meeting.

**BOROUGH OF PENNINGTON
RESOLUTION 2025-11.10**

RESOLUTION AUTHORIZING THE HIRING OF ANTHONY VASTOLA AS LABORER IN THE DEPARTMENT OF PUBLIC WORKS

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

WHEREAS, the position was advertised and the Superintendent of Public Works and the Borough Administrator drew from applications and identified Anthony Vastola for interview;

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

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington that Anthony Vastola be hired as Laborer I in the Department of Public Works, subject to successful completion of all pre-employment procedures including verification of pre-employment information, employment physical and satisfactory background check in accordance with Borough Personnel Policy 1.21;

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

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

Council Member Marciante made a motion to approve Resolution 2025-11.10, second by Council Member Chandler with all members present voting in favor.

PROFESSIONAL REPORTS

Borough Administrator – Mr. Caminiti stated that Elizabethtown Gas has completed work on the gas line and they will be moving forward with paving of roads that were disturbed. Mr. Caminiti stated that Halloween went off with no incident and everyone pulled it together to make it a safe environment. Mr. Caminiti stated public works is busy monitoring storms and keeping things moving in terms of daily functions as well as stormwater compliance and other requirements. Mr. Caminiti stated that the Sidewalk Plan and Code Enforcement will be ratcheting up in 2026. Mr. Caminiti stated that budget season is upon us and we are determined to protect the quality of life and the assets of the Borough. Mr. Caminiti stated that the Borough staff should be thanked for their hard work. Mr. Caminiti stated that employee satisfaction surveys were sent out and performance reviews are underway. Mr. Caminiti stated that this information will be helpful in succession planning as things change. Mr. Caminiti stated that Brandon Fetzer's last day with Van Note Harvey will be November 7th and he will be missed as he has institutional knowledge of the Borough.

Borough Attorney- Walter Bliss – Mr. Bliss stated that there a couple items for closed session.

Borough Clerk - Betty Sterling – Mrs. Sterling thanked all the departments who have submitted their budget requests and she and Sandy will be working on preliminary budget numbers for the finance committee to review.

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

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

Sergeant Burroughs – Sgt. Burroughs stated that Sgt. Thomas and Detective D'Ascoli did a great job with the Trunk or Treat this year and Halloween went off without any incidents thanks to the officers and crossing guards who worked that night.

Public Comment

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

Mr. Dan Pace of 9 Railroad Place asked for clarification on Ordinance 2025-19. Mr. Bliss responded that currently we do not have a Chief of Police, but the Ordinance permits it in the event the Borough wants to go in that direction. Mr. Bliss stated that the Ordinance allows for an Officer in Charge of the Police Department.

CLOSED SESSION

AT 8:16 PM, BE IT RESOLVED, that Mayor and Council shall hereby convene in closed session for the purposes of discussing a subject or subjects permitted to be discussed in closed session by the Open Public Meetings Act, to wit:

Property Acquisition Update

Contract Negotiations - Fire Safety Inspections

Attorney/Client Privilege - 15-17 N. Main Street

AT 8:16 PM, with no further business to Open Session, Council Member Chandler made a motion to adjourn the regular meeting, second by Council Member Stern with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling
Borough Clerk