

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

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:20 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Marciante, Rubenstein, Stem and Valenza in attendance.

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

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 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.**

Ms. Susan Bristol of the Stonybrook Watershed Institute stated that she is happy to see the Resolution later in the meeting to join the Watershed study and she would encourage Council Members to vote yes.

**MAYOR'S BUSINESS**

Mayor Davy announced the resignation of Jolene Miszak from Parks and Recreation and Robin Schroeder from Shade Tree.

**Ingleside Avenue / Burd Street Traffic Discussion** – Mayor Davy stated that he did ask Mercer County to work with us in consultation with their engineering department. Mayor Davy asked Mr. Caminiti to provide an update on his conversation with the Pennington School. Mr. Caminiti stated that Mr. Bill Hawkey was very cooperative and stated that they will get something out to the parents who drop off at the Pennington School as well as notifying any contractors, buses and anyone else who is coming in and out of the Pennington School.

**Zoom Meeting Policy** – Mayor Davy stated that Mrs. Sterling has been working on this and we would like to do a pilot test of the new meeting format as there are still some settings that need to be tweaked, but it would work better in an actual meeting setting. Mrs. Sterling stated that we don't need everyone to attend, just enough to see how the meeting format would work.

**PRESENTATIONS**

Mayor Davy introduced Jim Reilly, Chair of the Planning/Zoning Board who gave a detailed annual report for 2024.

**APPROVAL OF MINUTES**

Council Member Marciante made a motion to approve the minutes of the February 3, 2025, Regular Meeting, second by Council Member Chandler with all members present voting in favor.

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

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

Council Member Marciante made a motion to approve the minutes of the January 27, 2025, Closed Session for content but not for release, second by Council Member Stern with all members present voting in favor.

**ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

Mayor Davy read Ordinance 2025-2 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE NO. 2025-2****ORDINANCE ACCEPTING UTILITY EASEMENT GRANTED BY  
5 PENNINGTON LLC FOR WATER LINE AND PUBLIC FIRE  
HYDRANT AT 5 STATE HIGHWAY 31, BLOCK 206, LOT 2,  
BOROUGH OF PENNINGTON**

**WHEREAS**, 5 Pennington LLC, located at 2950 S.W. 27<sup>th</sup> Avenue, Suite 300, Miami Florida is the owner of real property located at 5 State Highway 31, Borough of Pennington, County of Mercer, State of New Jersey, and more particularly known as Block 206, Lot 2 on the Official Tax Map of the Borough of Pennington (the "Property"); and

**WHEREAS**, the Grantor was previously granted Preliminary and Final Site Plan approval by the Borough of Pennington Planning Board (the "Board") to convert a former bank building to a Starbucks Restaurant, as memorialized by the Board's adoption of a Resolution on February 8, 2023 on Application No. PB22-009 ("Approval"); and

**WHEREAS**, the Property is the site of a public fire hydrant and a water main serving the hydrant in accordance with an agreement with the prior owner for which, as a condition of Board approval, grant of an easement is required, to be recorded prior to issuance of the Certificate of Occupancy;

**WHEREAS**, as set forth in the attached form of Utility Easement, the required easement is a 20-foot wide non-exclusive easement extending from the easterly boundary of the Property to the fire hydrant near Route 31 to the west:

**WHEREAS**, consideration for the easement is One Dollar and the promises and representations described in the document;

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Pennington, that the attached Utility Easement is hereby approved and accepted, and the Mayor, with the attestation of the Borough Clerk, is authorized to execute the Utility Easement and to take such steps as necessary to ensure its recording in the Office of the Mercer County Clerk in accordance with law.

Council Member Chandler made a motion to open the Public Hearing on Ordinance 2025-2, second by Council Member Stern. There were no comments from the public. Council Member Marciante made a motion to close the Public Hearing on Ordinance 2025-2, second by Council Member Stern with all members present voting in favor. Council Member Marciante made a motion to adopt Ordinance 2025-2, second by Council Member Angarone with all members present voting in favor.

Mayor Davy read Ordinance 2025-3 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE 2025 - 3****AN ORDINANCE OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF  
NEW JERSEY AUTHORIZING A COLLECTIVE BARGAINING AGREEMENT  
WITH PENNINGTON BOROUGH POLICE ASSOCIATION,  
JANUARY 1, 2025 – DECEMBER 31, 2029**

**WHEREAS**, the Borough of Pennington and the Pennington Borough Police Association have negotiated the terms of a collective bargaining agreement for the years 2025, 2026, 2027, 2028 and 2029 ("Collective Bargaining Agreement Between the Borough of Pennington and the Pennington Borough Police Association, January 1, 2025 – December 31, 2029," or "Collective Bargaining Agreement"); and

**WHEREAS**, the Collective Bargaining Agreement establishes salaries and other conditions of employment; and

**WHEREAS**, a copy of the Collective Bargaining Agreement is available for inspection at the office of the Clerk in Borough Hall; and

**WHEREAS**, the Borough desires to adopt this Collective Bargaining Agreement and authorize the salary payments contained therein;

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

1. The Collective Bargaining Agreement negotiated with the Pennington Borough Police Association for the years 2025, 2026, 2027, 2028 and 2029, a copy of which is on file in the Office of the Borough Clerk, is hereby incorporated herein by reference and adopted by the Borough of Pennington.
2. In the event that the terms and conditions of the Collective Bargaining Agreement are at variance with the Borough Employee Personnel Manual, the terms and conditions of the Collective Bargaining Agreement shall be controlling.

3. The Mayor and Clerk are hereby authorized to sign and seal the said Agreement on behalf of the Borough.
4. This Ordinance shall take effect upon final passage and publication according to law, provided however that the terms set forth in said Agreement shall be in effect retroactively to January 1, 2025 unless otherwise specifically provided in the agreement.
5. All ordinances or portions thereof inconsistent herewith are hereby repealed.

Council Member Chandler made a motion to open the Public Hearing on Ordinance 2025-3, second by Council Member Marciante. There were no comments from the public. Council Member Chandler made a motion to close the Public Hearing on Ordinance 2025-3, second by Council Member Marciante with all members present voting in favor. Council Member Marciante made a motion to adopt Ordinance 2025-3, second by Council Member Angarone with all members present voting in favor.

Mayor Davy read Ordinance 2025-4.

**BOROUGH OF PENNINGTON  
ORDINANCE NO. 2025-4**

**AN ORDINANCE OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF  
NEW JERSEY AUTHORIZING A COLLECTIVE BARGAINING AGREEMENT WITH  
INTERNATIONAL BROTHERHOOD OF TEAMSTERS LOCAL NO. 35  
JANUARY 1, 2025-DECEMBER 31, 2027**

**WHEREAS**, the Borough of Pennington and the International Brotherhood of Teamsters Local No. 35 have negotiated the terms of a collective bargaining agreement effective January 1, 2025 through December 31, 2027 and renewable in accordance with its terms;

**WHEREAS**, the collective bargaining agreement establishes salaries and other conditions of employment;

**WHEREAS**, a copy of the collective bargaining agreement is available for inspection at the office of the Clerk in Borough Hall;

**WHEREAS**, the Borough desires to adopt this collective bargaining agreement and authorize the salary payments contained therein;

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

1. The collective bargaining agreement negotiated with the International Brotherhood of Teamsters Local No. 35 effective January 1, 2025 through December 31, 2027 and renewable in accordance with its terms, a copy of which is on file in the Office of the Borough Clerk, is hereby incorporated herein by reference and adopted by the Borough of Pennington.
2. In the event that the terms and conditions of the collective bargaining agreement are at variance with the Employee Manual of the Borough of Pennington, the terms and conditions of the collective bargaining agreement shall be controlling.
3. The Mayor and Borough Clerk are hereby authorized to sign and seal the said agreement on behalf of the Borough.
4. All ordinances or portions thereof inconsistent herewith are hereby repealed.
5. This Ordinance shall take effect upon final passage and publication according to law.

Council Member Rubenstein made a motion to open the Public Hearing on Ordinance 2025-4, second by Council Member Marciante with all members present voting in favor. There were no comments from the public. Council Member Marciante made a motion to close the Public Hearing on Ordinance 2025-4, second by Council Member Angarone with all members present voting in favor. Council Member Rubenstein made a motion to adopt Ordinance 2025-4, second by Council Member Marciante with all members present voting in favor.

Mayor Davy read Ordinance 2025-5 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE 2025-5**

**BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$50,000 FOR  
IMPROVEMENTS TO BALDWIN STREET AND BALDWIN COURT IN AND BY THE BOROUGH OF  
PENNINGTON, IN THE COUNTY OF MERCER, NEW JERSEY, AND AUTHORIZING THE ISSUANCE  
OF \$50,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE 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 \$50,000, such sum being in addition to the \$700,000 appropriated therefor by Bond Ordinance #2024-3 of the Borough, finally adopted April 1, 2024 (the "Original Bond Ordinance"). Pursuant to N.J.S.A. 40A:2-11(c), no additional down payment is provided for the cost of the improvement or purpose in Section 3(a) of this bond ordinance since the improvement or purpose in the Original Bond Ordinance was being partially funded by a State of New Jersey Department of Transportation Grant in the amount of \$517,730.

Section 2. In order to finance the additional cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$50,000 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 improvements to Baldwin Street and Baldwin Court 11, including, but not limited to, the rehabilitation of roadways and further including all work and materials necessary therefor and incidental thereto, as described in the Original Bond Ordinance.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is \$232,270, including the \$182,270 authorized by the Original Bond Ordinance and the \$50,000 bonds or bond anticipation notes authorized herein.

(c) The estimated cost of the improvement or purpose is \$750,000, including the \$700,000 appropriated by the Original Bond Ordinance and the \$50,000 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 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$50,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$15,770 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, \$10,770 was estimated for these items of expense in the Original Bond Ordinance and an additional \$5,000 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 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

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

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

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

Council Member Chandler made a motion to open the Public Hearing on Ordinance 2025-5, second by Council Member Marciante. There were no comments from the public. Council Member Chandler made a motion to close the Public Hearing on Ordinance 2025-5, second by Council Member Stern with all members present voting in favor. Council Member Chandler made a motion to adopt Ordinance 2025-5, second by Council Member Angarone with all members present voting in favor.

Mayor Davy read Ordinance 2025-6 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE 2025-6**

**BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO ABEY DRIVE, MALLARD PLACE AND QUEENS LANE IN AND BY THE BOROUGH OF PENNINGTON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$677,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$198,290 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.**

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$677,000, including a \$478,710 State of New Jersey Department of Transportation Grant (the "State Grant"). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the cost of the improvement or purpose since the improvement or purpose is being partially funded by the State Grant.

Section 2. In order to finance the 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 \$198,290 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is improvements to Abey Drive, Mallard Place and Queens Lane 11, including, but not limited to, the rehabilitation of the roads and further including all work and materials necessary therefor and incidental thereto.

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

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

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial

officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

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

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

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$198,290, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$29,290 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

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

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or, 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 open the Public Hearing on Ordinance 2025-6, second by Council Member Stern. There were no comments from the public. Council Member Rubenstein made a motion to close the Public Hearing, second by Council Member Marciante with all members present voting in favor. Council Member Chandler made a motion to adopt Ordinance 2025-6, second by Council Member Marciante with all members present voting in favor.

**BUDGET INTRODUCTION**

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.13**

**RESOLUTION AUTHORIZING A SELF-EXAMINATION OF THE  
2025 MUNICIPAL BUDGET OF THE MAYOR AND COUNCIL OF  
THE BOROUGH OF PENNINGTON**

**WHEREAS**, pursuant to N.J.S.A. 40A:4-78b the Local Finance Board has adopted rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of Division of Local Government Services, of conducting the annual budget examination; and

**WHEREAS**, pursuant to N.J.A.C 5:30-7.2 through 5:30-7.5 the Borough of Pennington has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough of Pennington meets the necessary conditions to participate in the program for the year 2025;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Pennington that, in accordance with N.J.A.C. 5:30-7.6a & b, and based upon the Chief Financial Officers certification, the Borough of Pennington has found the budget has met the following requirements:

That with reference to the following items, the amounts have been calculated, pursuant to law, and appropriated as such in the budget;

- Payment of interest and debt redemption charges;
- Deferred charges and statutory expenditures;
- Cash deficit of preceding year;
- Reserve for uncollected taxes;
- Other reserves and non-disbursement items; and
- Any inclusions of amount required for school purposes.

That the provision relating to limitation of increases of appropriations, pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:-4-45.3 et seq. are fully met.

That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

That pursuant to the Local Budget Law:

- All estimates of revenue are reasonable, accurate and correctly stated;
- Items of appropriation are properly set forth; and
- In itemization, form, arrangement, and content, the budget will permit the exercise of the comptroller function within the municipality.

The budget and associated amendments have been introduced and publicly advertised, in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

That all other applicable statutory requirements have been fulfilled.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Director of 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	X			
Marciante	S				Valenza	X			

Council Member Chandler made a motion to approve Resolution 2025-3.13, second by Council Member Marciante with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.14**

**AUTHORIZING COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY  
COMMISSION’S ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARREST AND  
CONVICTION RECORDS IN EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS  
ACT OF 1964**

**WHEREAS**, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c. 183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964” as amended, 42 U.S.C. 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS**, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of Pennington, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c. 183, by certifying that the local unit’s hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution to show evidence of said compliance.

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 2025-3.14, second by Council Member Angarone with all members present voting in favor.

**ORDINANCE FOR INTRODUCTION**

Mayor Davy read Ordinance 2025-7 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE # 2025 - 7**

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK IN ACCORDANCE WITH N.J.S.A. 40A: 4-45.14 IN THE BOROUGH OF PENNINGTON, NEW JERSEY**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and Council of the Borough of Pennington, Mercer County hereby determines that it is advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Pennington, in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Pennington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to a total increase of \$117,371.16, said amount being \$33,534.62 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, and that the CY 2025 municipal budget for the Borough of Pennington be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that the Mayor and Council of the Borough of Pennington hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance upon adoption, with the recorded vote included thereon be filed with said Director within 5 days after such adoption

Council Member Chandler made a motion to introduce Ordinance 2025-7, second by Council Member Rubenstein. Ms. Stern asked for an explanation of the ordinance. Mrs. Webb gave an explanation of how the cap bank works. Upon a roll call vote all members present voted in favor



**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.15**

**RESOLUTION AUTHORIZING INTRODUCTION OF THE MUNICIPAL BUDGET FOR 2025**

**WHEREAS**, the Municipal Budget of the Borough of Pennington, County of Mercer for the Fiscal Year 2025 needs to be introduced.

**BE IT RESOLVED**, that the attached statement of revenues and appropriations shall constitute the Municipal Budget for the year 2025;

**BE IT FURTHER RESOLVED** that said Budget be published in the Hopewell Valley News, the Trenton Times or the Trentonian, in the issue of March 7, 2025.

The Governing Body of the Borough of Pennington does hereby approve the attached as the Budget for the year 2025.

Notice is hereby given that the Budget and Tax Resolution was approved by the Borough Council of the Borough of Pennington, on March 3, 2025. A hearing on the Budget and Tax Resolution will be held on April 7, 2025 at 7:00 pm at which time and place objections to said Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other interested persons.

**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 2025-3.15, second by Council Member Marciante. Mr. Caminiti gave a brief overview of the budget process. Chief Financial Officer, Sandra Webb gave a presentation of the 2025 budget. Council Members discussed the budget and the challenges that the Borough faces. Council Members were all in agreement regarding providing the high level of services to Pennington residents and the need and support of the budget. Upon a roll call vote, all members present voted in favor with the exception of Mr. Valenza who voted no.

**COMMITTEE REPORTS**

**Personnel/ Economic Development-** Ms. Angarone reported that the Personnel Committee met and discussed contracts, personnel, health benefits, on boarding for new council members and standard operating procedures. Ms. Angarone reported that Economic Development met and discussed welcome to Pennington signs, zoning and events and promotion that Pennington is a business friendly community.

**Public Works/ Planning Board/ Historic Preservation** – Ms. Stern stated that the Committee Chairs met and they discussed the difference between meetings that fall under the Open Public Meetings Act and meetings that do not. Ms. Stern stated that they talked about website updates and had an open forum for committee chairs to interact together.

Ms. Stern stated that Public Works met and talked about bulk collection revenues, sticker costs and the idea of a Stormwater Utility. Ms. Stern stated that are six things that Public Works touches on each meeting and she will update at each Council Meeting. Ms. Stern stated that PFAS remediation, analysis of water system overall, lead/galvanized service line replacement, road repairs and sidewalk repair/hazards. Mayor Davy stated that the Borough has not made a request to Mercer County for this year and this should be done soon because they are also working on their budget. Ms. Stern asked Mr. Caminiti and Mr. Smith to follow up on the request.

Ms. Stern stated that Planning Board met but she was unable to attend. Ms. Stern stated that Historic Preservation met and they are interested in being included in the redevelopment project for the Blackwell property,

**Finance & Technology/ Public Safety/ Aboretum / Landfill** –Mrs. Chandler stated that the Arboretum committee will be meeting this week, nothing new on the landfill. Mrs. Chandler stated that the police have been patrolling Burd Street and the Public Safety Committee is hoping to have a presentation on the DCA report at an upcoming meeting.

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

**Environmental Commission / Shade Tree/ Library Board** – –Mr. Rubenstein stated that the Environmental Commission had a successful Community Conversation on recycling that was well attended. Mr. Rubenstein stated that the meeting was recorded and a link is posted on the website. Mr. Rubenstein stated that Shade Tree met and they are working on keeping the canopy in place. Mr. Rubenstein stated that they are aslo working on the annual Community Forestry Management Plan. Mr. Rubenstein stated that Library is working with the Friends of the Library to replace some furniture in the Library.

**Parks & Recreation** – Mr. Marciante stated that Parks and Recreation met and discussed the calendar of events for 2025 and dates and times will be posted on the website.

**Senior Advisory Board** – Ms. Angarone stated that she was unable to attend but Mr. Caminiti attended in her place.

**NEW BUSINESS**

**BOROUGH OF PENNINGTON  
RESOLUTION 2025–3.1**

**RESOLUTION AUTHORIZING AMENDMENTS TO THE  
2025 TEMPORARY BUDGET**

**WHEREAS**, the 2025 Budget for the Borough of Pennington has not been adopted; and

**WHEREAS**, additional funds are necessary to meet various obligations of the Borough of Pennington;

**NOW, THEREFORE, BE IT RESOLVED**, that the following additional appropriations be made in the 2025 Temporary Budget for the Current Account.

Administration	Other Expense	\$7,500.00
Municipal Clerk	Salaries	\$10,000.00
Finance	Other Expense	\$10,000.00
Tax Collection	Salaries	\$5,000.00
Engineering	Other Expense	13,500.00
Environmental Commission	Other Expense	\$1,000.00
Historic Preservation	Other Expense	\$500.00
Natural Gas	Other Expense	\$5,000.00
Street Lighting	Other Expense	\$5,000.00
PERS	Other Expense	\$97,181.00
PFRS	Other Expense	\$225,090.00
DCRP	Other Expense	\$3,000.00
<b>Total</b>		<b>\$382,771.00</b>

**BE IT FURTHER RESOLVED**, that the following additional funds be appropriated for the 2024 Temporary Budget for the Water and Sewer Fund:

Water	Other Expense	\$50,000.00
Group Insurance	Other Expense	\$20,000.00
<i>PERS</i>	Other Expense	\$41,649.00
<i>TOTAL</i>		<b>\$111,649.00</b>

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2025-3.1, second by Council Member Rubenstein with all members present voting in favor with the exception of Mr. Valenza who voted no.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.2**

**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 \$ 3,188,784.73 from the following accounts:

Current	\$ 3,109,432.36
W/S Operating	\$ 62,583.68
Open Space	\$ 2,380.00
Animal Control	\$ 783.64
Unemployment Trust	\$ 4,384.00
General Capital	\$ 7,703.58
Grant Fund	\$ 1,517.47

TOTAL \$ 3,188,784.73

Record of Council Vote on Passage

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

Council Member Chandler made a motion to approve Resolution 2025-3.2, second by Council Member Rubenstein with all members present voting in favor.

BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.3

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 2024 budget appropriations:

Current Fund Appropriations:	To:	From:
Legal – Other Expense	\$4,000.00	
Clerk – Other Expense		\$4,000.00
Total Current Fund	\$4,000.00	\$4,000.00

Record of Council Vote on Passage

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

Council Member Chandler made a motion to approve Resolution 2025-3.3, second by Council Member Marciante with all members present voting in favor.

RESOLUTION 2025-3.4

RESOLUTION APPOINTING ROBIN TILLOU AS ADMINISTRATIVE ASSISTANT/LAND USE ADMINISTRATOR

**WHEREAS**, Land Use Administrator, Kaitlyn Macellaro has resigned effective March 3, 2025, and

**WHEREAS**, the Borough has advertised for applicants to fill the position of Land Use Administrator/Administrative Assistant position; and

**WHEREAS**, the Borough Administrator GP Caminiti and Borough Clerk Elizabeth Sterling interviewed three respondents and recommended Robin Tillou who has relevant administrative and governmental experience;

**WHEREAS**, required courses shall be paid for by the Borough;

**WHEREAS**, Ms. Tillou would be paid a salary to start of \$68,500 per year consistent with the Borough salary ordinance; and

**WHEREAS**, the Personnel Committee has approved the hiring of Ms. Tillou;

**WHEREAS**, the Chief Financial Officer has certified that funds are available in salary lines 5-01-21-180-000-101

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington that the hiring of Robin Tillou as Land Use Administrator/Administrative Assistant, subject to the terms described above is hereby approved effective March 10, 2025.

Record of Council Vote on Passage

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

Council Member Chandler made a motion to approve Resolution 2025-3.4, second by Council Member Rubenstein with all members present voting in favor.

BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.5

RESOLUTION APPROVING APPOINTMENT OF TYLER GRONAU AS ZONING OFFICER FOR THE BOROUGH

**WHEREAS**, Borough Zoning Officer John Flemming has resigned effective February 28, 2025 after more than 32 years of meritorious service;

**WHEREAS**, the Zoning Officer serves on a part-time basis, is responsible for administration and enforcement of the Borough Zoning Code, and is appointed by the Mayor with approval of Council;

**WHEREAS**, the Mayor now offers for Council approval Tyler Gronau as Borough Zoning Officer, effective immediately;

**WHEREAS**, Mr. Gronau possesses an Associate degree in Welding and Fabrication Technology from Triangle Tech Institute and is certified as a Zoning Official by Rutgers University with further training by Rutgers in lead risk assessment and inspection of hotels and multiple dwellings;

**WHEREAS**, Mr. Gronau has been employed for the past two years by Middlesex Borough (Middlesex County) as Director of Code Enforcement and for the past five years by Bound Brook Borough (Somerset County) in Zoning and Code Enforcement, part-time positions he will continue to hold going forward;

**WHEREAS**, as Borough Zoning Officer Mr. Gronau will serve at the pleasure of Borough Council, will be responsible for performing all duties of the Zoning Officer required by Borough ordinances and otherwise prescribed by law, will work part-time as needed and be authorized to work remotely, and will earn such salary as provided for the Zoning Officer in the Borough salary ordinance;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that, subject to the understandings set forth above, the appointment of Tyler Gronau as Borough Zoning Officer is hereby approved, effective immediately.

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 2025-3.5, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.6**

**RESOLUTION RE-APPOINTING DEPUTY COURT ADMINISTRATOR**

**WHEREAS**, Margaret Umbro, Administrator of the Pennington Municipal Court, is in need of a Deputy Court Administrator to serve in her absence; and

**WHEREAS**, Mrs. Umbro recommended the appointment of Christine Irizarry to serve as Deputy Court Administrator; and

**WHEREAS**, Municipal Court Judge Eric Perkins approves of the appointment of Ms. Irizarry; and

**WHEREAS**, Borough Council approved Resolution 2022-12.4 authorizing the appointment of Christine Irizarry as Deputy Court Administrator; and

**WHEREAS**, this appointment is an annual appointment; and

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

**WHEREAS**, Ms. Irizarry will work on an as needed basis in the absence of the Court Administrator; and

**WHEREAS**, Ms. Irizarry will be compensated at a rate of \$89.00 per hour by purchase order;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that Christine Irizarry is hereby appointed Deputy Court Administrator of the Municipal Court of the Borough of Pennington, effective on the date of adoption of this resolution, and shall be compensated at an hourly rate of \$89.00 per hour.

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 2025-3.6, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.7**

**RESOLUTION APPROVING BINGO LICENSE BA: 1.25 FOR  
SAINT ALPHONSUS CHURCH**

**WHEREAS**, Saint Alphonsus Church submitted Bingo application BA: 1.25 on February 21, 2025 for a Bingo to take place on April 5,2025 and on October 18, 2025 at Saint James Church in Pennington and a copy of that application is attached to this resolution; and

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

**WHEREAS**, the required waiting period was satisfied on February 28, 2025; and

**WHEREAS**, Saint Alphonsus Church meets the qualifications for issuance of a license for said Bingo based on the findings and determination set forth in the annexed form 5-A, as required by law;

**WHEREAS**, Saint Alphonsus Church, in accordance with law, has submitted the required fees forthwith;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that bingo license BA: 1.25 for Saint Alphonsus Church be approved; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk will forward the annexed Application and Findings and Determinations for BA: 1.25 to the Legalized Games of Chance Control Commission in accordance with N.J.A.C. 13:47-4.1, et seq.

**Record of Council Vote on Passage**

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

Council Member Marciante made a motion to approve Resolution 2025-3.7, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.8**

**RESOLUTION APPROVING RAFFLE LICENSE RA: 2.25 FOR  
SAINT ALPHONSUS CHURCH**

**WHEREAS**, Saint Alphonsus Church submitted raffle application RA: 2.25 on February 21, 2025 for a raffle to take place on April 5, 2025 and on October 18, 2025 at Saint James Church in Pennington and a copy of that application is attached to this resolution; and

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

**WHEREAS**, the required waiting period was satisfied on February 28, 2025; and

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

**WHEREAS**, Saint Alphonsus Church, in accordance with law, has submitted the required fees forthwith;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington that raffle license RA: 2.25 for Saint Alphonsus Church be approved; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk will forward the annexed Application and Findings and Determinations for RA: 2.25 to the Legalized Games of Chance Control Commission in accordance with N.J.A.C. 13:47-4.1, et seq.

**Record of Council Vote on Passage**

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

Council Member Marciante made a motion to approve Resolution 2025-3.8, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.9**

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION  
MONIES TO OUTSIDE LIENHOLDER**

**WHEREAS**, at the Borough Tax Sale held on December 13, 2019, a lien was sold on Block 205, Lot 4, also known as 6 Brookside Avenue, Pennington, NJ, for 2018 delinquent tax payments; and

**WHEREAS**, this lien, known as Tax Sale Certificate #18-00002, was sold to DSHC Enterprises, LLC, P.O. Box 524, Plainsboro, NJ 08536; and

**WHEREAS**, Mark Blackwell, 74 North Main Street, Pennington, NJ 08534 has effected redemption of

Certificate #18-00002 in the amount of \$80,949.10;

**NOW, THEREFORE, BE IT RESOLVED**, that the Chief Financial Officer is authorized to issue a check in the amount of \$80,949.10 from the Current Fund, payable to DSHC Enterprises, LLC, P.O. Box 524, Plainsboro, NJ 08536 for the redemption of Tax Sale Certificate #18-00002.

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 2025-3.9, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.10**

**RESOLUTION AUTHORIZING THE BOROUGH TO SUBMIT A GRANT APPLICATION  
TO THE NATIVE PLANT SOCIETY OF NJ (NPSNJ)**

**WHEREAS**, the Environmental Commission of the Borough of Pennington desires to submit a grant application to the Native Plant Society of NJ (NPSNJ) to fund native plantings within the Arboretum exclosures; and

**WHEREAS**, the deadline to submit the grant application was February 3, 2025 and in order to meet the deadline, the Environmental Commission submitted the grant application on behalf of the Borough; and

**WHEREAS**, Borough Council supports the efforts of the Environmental Commission and the Arboretum Committee for continued efforts to complete the Arboretum project; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Pennington hereby ratifies and supports the submission of a grant to the Native Plant Society of NJ (NPSNJ) in the amount of \$750.00 to fund native plantings within the Arboretum exclosures.

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 Marcianti made a motion to approve Resolution 2025-3.10, second by Council Member Chandler with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.11**

**RESOLUTION RETAINING CAPITAL BENEFITS, LLC AS INSURANCE BROKER FOR THE BOROUGH  
OF PENNINGTON**

**WHEREAS**, the Borough of Pennington has a need for insurance and employee- benefit consulting services to identify and procure economical health insurance for Borough employees;

**WHEREAS**, Capital Benefits, LLC is a full-services insurance consultant and brokerage firm uniquely qualified by its experience and track record to obtain alternative insurance coverages and benefit plans for public employees;

**WHEREAS**, Borough Council seeks to authorize the Mayor to enter into a contract with Capital Benefits , LLC on behalf of the Borough to obtain proposals for health-related insurance benefits as a possible alternative to the existing benefit plan;

**WHEREAS**, these insurance services constitute Extraordinary Unspecifiable Services not requiring advertising for public bids under the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., in particular N.J.S.A. 40A:11-5(m);

**WHEREAS**, the Borough Administrator has executed the attached Certification required by N.J.S.A. 40A:11-6.1 explaining that solicitation of competitive quotations for these brokerage services is impracticable;

**WHEREAS**, the Local Public Contracts Law at N.J.S.A. 40A:11-5(1)(a)(1) requires the Borough to publish in the official newspaper of the Borough notice of the nature, duration, services and amount of a contract for extraordinary, unspecifiable services;

**WHEREAS**, the fee for the services of Capital Benefits, LLC shall be paid in its entirety by commissions from the insuring entity, if any:

**WHEREAS**, a copy of the proposed contract is annexed to this Resolution;

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

1. the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into the attached contract with Capital Benefits, LLC, subject to approval as to form by the Borough Attorney;
2. a notice of this contract award shall be published in the official newspaper of the Borough as required by law.

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

Council Member Chandler made a motion to approve Resolution 2025-3.11, second by Council Member Angarone with all members present voting in favor.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.12**

**RESOLUTION AUTHORIZING BOROUGH PARTICIPATION IN RETENTION OF CONSULTANT FOR PREPARATION OF STONY BROOK WATERSHED MANAGEMENT PLAN**

**WHEREAS**, Pennington Borough seeks to retain consultant services to help meet State storm water discharge requirements applicable to communities in the Stony Brook Watershed;

**WHEREAS**, four of these municipalities, Princeton, Hopewell Township, Lawrence Township and Pennington, in consultation with the Watershed Institute, have considered combining resources on a regional basis to retain a consultant to develop the sophisticated technical data needed to address these requirements;

**WHEREAS**, attached to this Resolution is a “Proposal for Stony Brook Watershed Management Plan” dated October 21, 2025 and prepared by One Water Consulting, LLC, describing the components of the proposed collaboration;

**WHEREAS**, One Water Consulting, LLC is a prolific and well regarded watershed management consultant in New Jersey, as further set forth in the Proposal and Watershed One’s website at [www.OneWaterNJ.com](http://www.OneWaterNJ.com);

**WHEREAS**, the background for the project is explained in the Proposal as follows:

- a. the New Jersey Department of Environmental Protection has issued a Municipal Stormwater General Permit that authorizes the discharge of storm water from small municipal separate storm sewer systems (“MS4”);
- b. all municipalities in the Stony Brook Watershed are required to comply with MS4 permit requirements;
- c. the MS4 permit in the past has required municipalities to have a Stormwater Management Program that includes such things as identifying stormwater outfall locations, developing a Stormwater Pollution Prevention Plan, adopting stormwater management ordinances, and engaging with the public;
- d. the MS4 permit currently requires the affected municipalities to develop a Watershed Improvement Plan (“WIP”) that describes the activities they will undertake to improve water quality in certain water bodies, improve water quality in water bodies listed as impaired, and reduce or eliminate flooding;
- e. the WIP must consist of a “watershed inventory report” due in 2025, a “watershed assessment report” due in 2026, and a “watershed improvement plan report” due in 2027;
- f. pollutants identified in the Stony Brook require the WIP to determine in particular how stormwater load reductions can be accomplished in this watershed;

**WHEREAS**, the proposed Watershed Management Plan does not constitute a Water Shed



Improvement Plan or WIP in itself but, rather, will provide the technical data needed by each of the participating municipalities for preparation of their respective WIP’s;

**WHEREAS**, the attached One Water Proposal identifies seven tasks to be included in the scope of work for preparation of the Watershed Management Plan, including, by way of brief summary only: (1) evaluation of the so-called 2013 Raritan River study as relevant to the Stony Brook Watershed; (2) on-site monitoring of current conditions in the Watershed, preceded by preparation of a Quality Assurance Project Plan that will detail the monitoring plan for approval in advance by NJDEP, followed by monitoring events at different appropriate locations under varying flow conditions, and in-stream monitoring, sampling and testing by an NJDEP certified laboratory; (3) evaluation of best management practices, such as green infrastructure, manufactured treatment devices and operational changes and their ability to reduce storm water volume; evaluation as well of the likely impact of streambank restoration on downstream pollutant concentrations; and development of a matrix that can be used to assess the relative benefit of one best management practice compared to another; (4) within each sub-watershed of the Stony Brook, evaluation to determine storm water infiltration potential based on soil characteristics and development of a geographic information system (GIS) to be used by each municipality to identify locations most beneficial for infiltration best management practices; generate an impervious layer for each municipality using the recent Watershed Institute evaluation; and create a municipal summary of designated pollutant loads, annual storm water volume and infiltration potential for each sub-watershed area; (5) identify improvement projects (at least three in each municipality); (6) prepare a Watershed Management Report to summarize existing conditions and identify watershed improvement projects that will comply with the MS4 permit requirements, which when combined with the GIS will provide the required technical portions of the required WIP; and (7) meetings with the contracting municipalities to review findings and solicit input;

**WHEREAS**, work on the project will begin within two weeks of approval of the Proposal and execution of related contracts by each of the four participating municipalities, with the expectation that the study and final report will be completed in the fall of 2026 in time to comply with the NJDEP due date for the Watershed Assessment Report in December 2026;

**WHEREAS**, the total shared fees and expenses for the services of One Water Consulting are projected at \$249,300., including labor costs based on time billed in accordance with the schedule of hourly rates attached to the Proposal, together with laboratory and field costs, with the proviso that this total budget shall not be exceeded without prior written authorization by each municipality;

**WHEREAS**, total fees and expenses will be shared by the four participating municipalities in proportion to each municipality’s share of impervious area draining to the Stony Brook, as determined by the Watershed Institute, which are, respectively:

- Princeton – 44.22% (\$110,240.46)
- Hopewell Township – 40.50% (\$100,966.50)
- Lawrence Township – 8.65% (\$21,564.45)
- Pennington Borough – 6.63% (\$16,528.59);

**WHEREAS**, Pennington Borough Council adopts this Resolution and agrees to enter into the attached Professional Services Agreement with One Water Consulting, LLC, with the proviso that the other three municipalities do the same, and failing that, Pennington Borough will have no further obligation;

**WHEREAS**, a proposed Professional Services Agreement providing for the services of One Water Consulting, LLC, based on its Proposal, is also attached to this Resolution;

**WHEREAS**, the Chief Financial Officer of Pennington Borough certifies that funds are available for this project under the Streets Budget – Line #: 5-01-26-290-000-278;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into the attached Professional Services Agreement subject to (1) such changes as to form required by the Borough Attorney and (b) the condition that any such agreement shall be a nullity unless Princeton, Hopewell Township and Lawrence Township join in the project in the manner set forth in the consultant’s attached Proposal.

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

Council Member Chandler made a motion to approve Resolution 2025-3.12, second by Council Member Marciante with all members present voting in favor with the exception of Ms. Angarone who abstained.

RESOLUTION 2025-3.16

RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF PENNINGTON AND THE BOARD OF FIRE COMMISSIONERS OF HOPEWELL TOWNSHIP FIRE DISTRICT NO. 1 (2024-2025)

WHEREAS, the Pennington First Aid Squad, which provided emergency BLS medical services to Pennington Borough for almost 70 years, terminated its operations effective March 1, 2023;

WHEREAS, Pennington Borough and Hopewell Township Fire District No. 1 (“HTFD”) then entered into a shared services agreement for 2023-2024 by which Pennington became a beneficiary of an agreement between HTFD and Capital Health in which Capital Health agreed to be the primary provider of emergency BLS services to Hopewell Valley, including Hopewell Township, Pennington Borough, and Hopewell Borough, for one year commencing on April 3, 2023;

WHEREAS, the Capital Health Contract provides that HTFD will be pay Capital Health an annual fee of \$200,000. to be reimbursed by the three municipalities;

WHEREAS, the reimbursement paid by Pennington Borough under that first shared services agreement was \$25,730, based on Pennington’s proportionate share of the combined population of the three municipalities;

WHEREAS, the Capital Health Contract is automatically renewable at the discretion of HTFD each year for five years, and HTFD elected to renew for the 2024-2025 contract year (April to April) and intends to renew for the 2025-2026 year as well;

WHEREAS, Pennington Borough has continued to have the benefit of the Capital Health Contract during the 2024-2025 contract period but to now there has not been a new annual shared services agreement with HTFD and reimbursements to HTFD have been suspended to permit the parties to renegotiate the formula for sharing costs;

WHEREAS, Pennington Borough and HTFD have now agreed to the elements of a reimbursement formula that would require Pennington to pay (a) a percentage of the \$200,000 Capital Health fee determined by dividing total emergency calls from Pennington Borough by total emergency calls from the three municipalities combined, and (b) some additional amount to be agreed upon for the next contract year based on independent professional analysis of costs incurred by HTFD as the result of Pennington Borough participating in the Capital Health Contract;

WHEREAS, Pennington Borough and HTFD now enter into this shared services agreement for the 2024-2025 contract year (April to April) (“Shared Services Agreement 2024-2025”) incorporating to the extent possible at this time the new payment formula, retroactive for the year;

WHEREAS, a credible sampling of Capital Health data for 2024 indicates that Pennington’s proportionate share of calls was 16.37% in the 2024-2025 contract year, implying by that criterion a share of the Capital Health annual fee equal to \$32,740;

WHEREAS, in the absence of the desired independent professional calculation of HTFD costs allocable to Pennington Borough, which cannot now be performed until the next contract year, Pennington agrees to pay HTFD the additional amount of \$7,260 but only as a credit against Pennington’s reimbursement obligation in the 2025-2026 contract year, and without prejudice to the parties’ future good faith negotiation of that obligation;

WHEREAS, subject to the above, Pennington Borough’s payment to HTFD authorized by this Shared Services Agreement 2024-2025 amounts to \$40,000.00;

WHEREAS, the Chief Financial Officer of the Borough has certified that these funds are available;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that (1) the Mayor with the attestation of the Borough Clerk is hereby authorized to execute and enter into the attached Shared Services Agreement Between the Borough of Pennington and the Board of Fire Commissioners of Hopewell Township Fire District No. 1 (2024-2025), retroactive to April 3, 2024; and (2) the Borough Clerk is hereby directed to take such steps as necessary to disburse to HTFD the full amount of \$40,000. as provided in the Agreement.

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

Council Member Marciante made a motion to approve Resolution 2025-3.16, second by Council Member Chandler with all members present voting in favor.

No action was taken on the following Resolution.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.17**

**RESOLUTION AUTHORIZING AGREEMENT WITH JAY C. S. NEARY CONCERNING SEWER  
CONNECTIONS FOR 115 LEWIS BROOK ROAD  
AND 53 EGLANTINE AVENUE IN HOPEWELL TOWNSHIP**

**WHEREAS**, Jay C. S. Neary is the owner of single family houses at 115 Lewis Brook Road and 53 Eglantine Avenue in Hopewell Township;

**WHEREAS**, the house at 53 Eglantine Avenue is presently connected to Pennington Borough’s sanitary sewer collection system and the house at 115 Lewis Brook Road is served by a functioning septic system;

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

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

**WHEREAS**, the attached Agreement sets forth the terms and conditions agreed upon, affecting both of the Neary properties;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to execute and enter into the attached Agreement on behalf of the Borough, which shall be recorded and run with the land.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-3.18**

**RESOLUTION AUTHORIZING AMENDED USE AND OCCUPANCY AGREEMENT WITH PENNINGTON  
BOROUGH FIRE DISTRICT NO. 1**

**WHEREAS**, by Resolution 2024-12.15, Borough Council authorized a Use and Occupancy Agreement to permit temporary use of the Pennington First Aid Building by Pennington Borough Fire District No. 1 (“Fire District”);

**WHEREAS**, the Fire District did not execute that Use and Occupancy Agreement because it objected to the insurance clause at paragraph 12 which in addition to requiring the Fire District to own various insurance coverages and to name the Borough an additional insured, the insurance clause provided that: “No policy of insurance shall contain an exclusion for sexual abuse or molestation or limit the insured indemnification of Pennington for this purpose”;

**WHEREAS**, the parties have since arrived at a compromise by the terms of which the Fire District shall comply in full with paragraph 12 of the Use and Occupancy Agreement and the Borough will agree to extend the term of the Agreement to twelve (12) months rather than six (6);

**WHEREAS**, Borough Council now seeks to approve an Amended Agreement with the following changes and no other: (1) on page 1 of the Agreement, in the second line of the sixth recital or whereas clause, “six (6) months” is changed to “twelve (12) months”; (2) on page 2 of the Agreement, in the first and second lines of the paragraph numbered 3 (Term), “six months” is changed to “twelve (12) months; and (3) in the second line of that paragraph numbered 3, the dates “March 10, 2025 through March 9, 2026” are inserted in the blanks and the reference to “[Dates TBD]” is deleted;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, that the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into the Amended Use and Occupancy Agreement on behalf of the Borough provided that the signed Agreement shall be held in escrow and shall not be operative until the Fire District delivers to the Borough Clerk a Certificate of Insurance certifying that all insurance coverages provided for in paragraph 12 of the Agreement are in full force and effect and providing explicitly that “In accordance with paragraph 12 of the Use and Occupancy agreement, no policy of insurance identified above contains an exclusion for sexual abuse or molestation or limit the insured indemnification of Pennington for this exposure.”

**Record of Council Vote on Passage**

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

Council Member Marciante made a motion to approve Resolution 2025-3.18, second by Council Member Stern with all members present voting in favor.

RESOLUTION 2025 – 3.19

RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 (FINAL) FOR  
WORK COMPLETED ON THE RECONSTRUCTION OF ROCKWELL GREEN DRIVE, SCUDDER  
COURT AND CHADWELL COURT ROAD PROJECT (PEN-BOOFP24201)

WHEREAS, Borough Council has entered into a contract with Earle Asphalt Company for the reconstruction of Rockwell Green Drive, Scudder Court and Chadwell Court road project (PEN-BOOFP24201) at the total contract price of \$506,913.13; and

WHEREAS, Earle Asphalt Company has submitted the attached Change Order No. 1 (Final) to adjust quantities as necessary for the completion of the project for a reduction of \$159,396.56 in contract price;

WHEREAS, Van Note Harvey Associates has reviewed Change Order #1 (Final) and recommends approval; and

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that the aforesaid Change Order No. 1 (Final) authorizing adjustments to contract quantities, thereby reducing the net contract price by \$159,396.56 to \$347,516.57, 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	X				Stern	S			
Marciante	M				Valenza	X			

Council Member Marciante made a motion to approve Resolution 2025-3.19, second by Council Member Stern with all members present voting in favor.

BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 3.20

RESOLUTION AUTHORIZING PAYMENT REQUEST NO. 2 TO EARLE ASPHALT COMPANY, FOR WORK  
COMPLETED ON THE RECONSTRUCTION OF ROCKWELL GREEN DRIVE, SCUDDER COURT AND CHADWELL  
COURT ROAD PROJECT (PEN-BOOFP24201)

WHEREAS, Earle Asphalt Company has completed work pursuant to the contract for the Reconstruction of Rockwell Green Drive, Scudder Court and Chadwell Court Road Rehabilitation Project (VNHA File #:44836-210-71); and

WHEREAS, Van Note Harvey Associates has reviewed Earle Asphalt Company’s attached application for payment and recommends payment of same pursuant to the Contractor’s Request for Payment No.2 (final) in the amount of \$25,131.84 including retainage in the amount of \$6,579.28; and

WHEREAS, this is the final payment under the contract; and

WHEREAS, funds are available through a grant from the NJDOT under Ordinance 2023-2 in the General Capital Fund;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that payment to Earle Asphalt Company in the net amount of \$25,131.84 pursuant to payment request No.2 (final) is hereby authorized, upon receipt of fully executed documents and certified payrolls.

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

Council Member Marciante made a motion to approve Resolution 2025-3.20, second by Council Member Stern with all members present voting in favor.

PROFESSIONAL REPORTS

**Borough Administrator** - Mr. Caminiti reported on the transition from State Health Benefits to a Health Insurance Fund, new employees that were approved by Resolution tonight and he thanked John Flemming, outgoing Zoning Officer for his support, code enforcement and possible sources of revenue. Mr. Caminiti reported that website redevelopment is ongoing.

**Borough Attorney- Walter Bliss** - Mr. Bliss stated that he had nothing further.

**Borough Clerk - Betty Sterling** – Mrs. Sterling asked Council Members to remind the Committee chairs to submit their goals for 2025 and other information for the newsletter. Mrs. Sterling stated that Green Acres has finalized their review and is ready to reimburse the Borough for the purchase of the cemetery property in the amount of \$126,000. Mrs. Sterling stated that we are making good progress on the website upgrades and we hope to begin the transition soon. Mrs. Sterling stated that in terms of the budget and the comment made earlier regarding health benefits, the Borough employees are contributing about \$10,000 per month towards health benefits.

**Chief Financial Officer - Sandy Webb** - Mrs. Webb thanked Council for their input on the budget.

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

**Sergeant Burroughs** – Sergeant Burroughs had nothing further to report.

#### **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. Brian Hofacker, Chair of the Fire Commission, thanked Council for approving the Use and Occupancy Agreement with the Fire District as it will help with the retention of volunteers and spirit of camaraderie. Mr. Hofacker briefly spoke on the recent brush fires in Hopewell Township and thanked everyone involved in containing the fire.

Ms. Reba Holley stated that there was a lot of posting on the website and several posts came from a Council Member and it was not clear that the posts were coming from a resident and not in the role of Council Member and it need to be made clear when posting on social media so that the public does not get the wrong impression. Mr. Valenza responded that he was trying to get a sense of how the community felt about a tax increase. Mayor Davy reminded Council Members of the Borough's social media policy.

Mr. Dan Pace of 9 Railroad Place thanked Council for the discussion on zoom meetings.

#### **ADJOURNMENT**

AT 9:17 PM, Council Member Rubenstein made a motion to adjourn the meeting, second by Council Member Angarone with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling  
Borough Clerk