BOROUGH COUNCIL WORK SESSION - NOVEMBER 30, 2026 AGENDA

Monday, November 30, 2026 at 7:00 PM

Online via Zoom

I. **Call to Order**

II. **Roll Call - Borough Clerk**

Angarone; Chandler; Kassler-Taub; Rubenstein; Stern; Valenza; Mayor Davy

III. **Open Public Meetings Statement**

Notice of this meeting has been posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

IV. **Open to the Public/ Public Comment**

The Meeting is now open to the public for comment. 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 Clerk acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.

V. **Resolutions for Council Action:**

1. Resolution 2026 - 11.12 - Resolution Authorizing the Reduction and Adjustment of Sewer Charges
2. Resolution 2026 - 11.13 - Resolution Authorizing Budget Transfers
3. Resolution 2026 - 11.14 - Resolution for Police Conditional Officer of Employment

VI. **Work Session Discussion Items:**

1. Historic Preservation Commission (HPC) Request for New Borough Signage - Eric Holtermann, Chair of HPC
2. Mercer County Hazard Mitigation Plan Adoption - Robert Ingram OEM Coordinator
3. Open Space - Site Work at Kunkel Park, Wagner's Land Expansion ($6,400.00) Concrete Pad for Bicycle Racks and Garbage Receptacles - Rick Smith, Superintendent of DPW
4. Open Space - Miner LTD D/B/A NJ Door Works Guardrail Replacement at Kunkel Park and King George Road ($8,200.00)

5. Sidewalk Maintenance Program - Nadine Stern and Dan Rubenstein

6. December Work Session Date and Time

7. Data Center Ordinance Discussion

8. Authorization of Additional Expense for Truck Repairs

9. Authorization to Replace / Repair Fire Hydrant at Delaware and Main Street

VII. **Review of Tentative Council Regular Agenda**

1. Approval of Minutes

2. ORDINANCE FOR INTRODUCTION: Ordinance 2026 - 37 - An Ordinance 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 - Crossing Guards

3. ORDINANCE FOR PUBLIC HEARING AND ADOPTION: Ordinance 2026 - 35 - An Ordinance 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 2026

4. ORDINANCE FOR PUBLIC HEARING AND ADOPTION: Ordinance 2026 - 36 - An Ordinance Increasing Rates Charged by the Pennington Borough Water and Sewer Utility, and Amending the Code of the Borough of Pennington

5. Resolution 2026 - 12.1 - Authorize Payment of Bills

6. Resolution 2026 - 12.2 - Resolution for PFAS Agreement Extension

7. Resolution 2026 - 12.3 - Resolution for Hiring of a Technical Assistant to the Construction Official

8. Resolution 2026 - 12.4 – Resolution for Mercer County Hazard Mitigation Plan Adoption

9. Resolution 2026 – 12.5 – Resolution for Truck Repair

10. Resolution 2026 - 12.6 - Resolution Authorizing Payment to Genova Burns for Professional Services

VIII. **Open to the Public/ Public Comment**

The Meeting is now open to the public for comment. 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 Clerk acknowledges you state your name and address for the record. Please limit comments to the Governing Body to a maximum of 2 minutes.

IX. **CLOSED SESSION**

AT, 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:

Construction Office Personnel Matters

Litigation Update

Developer / Stony Brook Regional Sewer Authority

Employment Agreement

Municipal Reimbursements/Pennington Point and American Properties

Personnel

X. **Adjournment**

BOROUGH OF PENNINGTON
RESOLUTION 2026 – 11.12

RESOLUTION AUTHORIZING THE REDUCTION AND ADJUSTMENT OF SEWER CHARGES FOR 107 KING GEORGE ROAD

WHEREAS, the owners of the residential property known as 107 King George Road in Pennington has reported an accidental leakage of water that did not enter the Borough's sewer system but artificially inflated the property's sewer bill;

WHEREAS, the property owners have therefore requested an adjustment of sewer charges and interest in accordance with Borough Ordinance 2026-20 permitting such adjustments in prescribed circumstances;

WHEREAS, Ordinance 2026-20 (to be codified in part in Chapter 98 of the Borough Code) provides that:

> "Premises experiencing an unintended water leak in a location verified by the Department of Public Works as the responsibility of the customer but without evidence that the related volume of water entered the sanitary sewer system may be allowed a reduction in charges for sewer usage subject to the standards and procedures set forth in Chapter 159 of this Borough Code."

WHEREAS, Ordinance 2026-20 (to be codified in part in Chapter 159 of the Code) further provides, subject to application requirements, definitions and other standards and procedures, that:

> "A Customer shall be eligible for a billing adjustment when all of the following conditions are satisfied:
> a. The leak resulted in abnormal consumption.
> b. The abnormal consumption was not associated with irrigation, seasonal use or intentional water usage of water.
> c. The Superintendent of Public Works has determined that the leak has not reasonably entered the sanitary sewer system.
> d. The leak has been fully repaired and satisfactory evidence of the repair has been provided to the Borough.
> e. The other conditions for adjustment provided in this ordinance have been satisfied."

WHEREAS, the Superintendent of Public Works has determined that the requirements for an adjustment have been satisfied in this case;

WHEREAS, the Borough must therefore recalculate sewer charges for the affected billing period on the assumption of normal usage and sewer charges reasonably attributable to excess water usage caused by the leak shall be removed together with related interest, the adjustment to take the form of a credit to the utility account and not a cash refund;

WHEREAS, sewer charges for 107 King George Road in the second and third quarters of 2025 totaling $13,091.16 before adjustment shall be adjusted to $1,419.88 and interest in the total amount of $1,264.38 shall be adjusted to zero;

WHEREAS, the sewer charge adjustments (exclusive of interest) are displayed in the following table:

	Water Bill	**Sewer Bill**	**Sewer Adjustment**	**New Sewer Charges**	**Balance After Adjustment**
2nd qtr. 2025	4,811.77	4,961.71	(4,961.71)	709.94	5,521.71
3rd qtr. 2025	8,001.38	8,129.45	(8,129.45)	709.94	8,711.32
Total	**12,813.15**	**13,091.16**	**(13,091.16)**	**1,419.88**	**12,813.15**

WHEREAS, in accordance with Ordinance 2026-20, and as reflected in the table, there shall be no adjustment of water bills;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, incorporating by reference the above findings, that reduction and adjustment of sewer charges assessed to the property located at 107 King George Road are hereby authorized in the amounts stated; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be provided to the appropriate department for implementation.

Record of Council Vote on Passage

COUNCILMAN	**AYE**	**NAY**	**N.V.**	**A.B.**	**COUNCILMAN**	**AYE**	**NAY**	**N.V.**	**A.B.**
Angarone					Rubenstein				
Chandler					Stern				
Marciante					Valenza				

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on November 30, 2025.

_____

Robin Tillou, Deputy Clerk

107 King George Rd

Water & Sewer	Billed	Adjustment: Sewer	New Sewer Charges	Balance
1st Qtr 2025	3,989.81	0		3,989.81
2nd Qtr 2025	9,773.48	(4,961.71)	709.94	5,521.71
3rd Qtr 2025	16,130.83	(8,129.45)	709.94	8,711.32
4th Qtr 2025	1,708.43	0		1,708.43
Total	**31,602.55**	**(13,091.16)**	**1,419.88**	**19,931.27**

2025 Balance	**19,931.27**

2026 Balance

1st Qtr 2026	411.87
2nd Qtr 2026	1,470.10
3rd Qtr 2026	1,827.89
2026 Total	**3,709.86**

2025 Charges	19,931.27
2026 Charges	3,709.86
Total	**23,641.13**

Total Outstanding balance	**23,641.13**
Already Paid 5/20/25	(4,013.05)
Already Paid 7/7/2025	(9,773.48)
Already Paid 1/13/26	(1,708.43)
Already Paid 6/1/2026	(1,026.31)
O/S Balance	**7,119.86**

outstanding balance
$7119.86

Interest Charges $1264.38 will be waived

BOROUGH OF PENNINGTON
Customer Recent Activity Report

Report Date: 10/30/26 04:49 PM

Account Id: 77-0
Owner: MORVEN GROUP LLC
Bill To: MORVEN GROUP
Property Location: 107 KING GEORGE RD

Active Services:
Water (Active Date: 08/03/22)
Sewer (Active Date: 08/03/22)

Recent Billings:	Bill Date	Due Date	Amount Billed	Amount Due	Usage	Principal Balance	Interest/Penalty
Wat/Sew	10/07/26	11/09/26	1827.89	1827.89	W/S: 89725	1827.89	0.00
Wat/Sew	06/30/26	07/31/26	1470.10	1536.26	W/S: 72832	1470.10	66.16
Wat/Sew	03/31/26	04/30/26	411.87	442.55	W/S: 20687	411.87	30.68
Wat/Sew	12/31/25	01/31/26	1708.43	1835.71	W/S: 86247	1708.43	127.28
Wat/Sew	09/30/25	10/31/25	16130.83	15939.97	W/S: 718525	14950.33	989.64
Wat/Sew	06/30/25	07/31/25	9773.48	0.00	W/S: 445208	0.00	0.00
Wat/Sew	03/31/25	04/30/25	3989.81	0.00	W/S: 196140	0.00	0.00
Wat/Sew	12/31/24	01/31/25	1731.40	0.00	W/S: 89056	0.00	0.00
Wat/Sew	09/30/24	10/31/24	1696.59	0.00	W/S: 87345	0.00	0.00
Wat/Sew	06/28/24	07/31/24	833.05	0.00	W/S: 43599	0.00	0.00
Wat/Sew	03/31/24	04/30/24	182.49	0.00	W/S: 6948	0.00	0.00
Wat/Sew	12/29/23	01/30/24	467.93	0.00	W/S: 24615	0.00	0.00
			Current Balance:	**$21582.38**	**Avg W/S: 67373**	**$20368.62**	**$1213.76**

Recent Payments & Adjustments:

Type	Date	Amount	Description
Payment	06/01/26	1026.31	CK 3922299899
Payment	01/13/26	1708.43	CR 3913609183
Payment	07/07/25	9773.48	CK 3901557156
Payment	05/20/25	4013.05	CR 3898843124

Range: 77-0 to 77-0 Order By: Date
Year: First to Last Account Type: First to Last Report Type: Detail
Period: 1 to 12 Include Prior Year/Prd in Bal: Y Print Block/Lot/Qual: N
Date: 01/01/25 to 12/31/26 Include Zero Bal: Y Name to Print: Bill To
Cycle: First to Last Exclude Non-NSF Reversed Payments: N Location to Print: Property
Section: First to Last Status: Active/Inactive
Print Service Debit/Credit Only:
Include Service Type: Water: Y Sewer: Y Trash: Y Fire: Y
* Overpayment amount applied to periods outside the range is not displayed

Account Id / Bill To Name / Cycle	Type	Section	Property Location / Address					
77-0	RES	F	107 KING GEORGE RD					
MORVEN GROUP			1029 OCEAN AVENUE	MANTOLOKING, NJ	08738			
Water: 1 Sewer: 1								
Date	Type	Yr/Prd	Code Meth Check No	Description	Apply To	Principal	Interest	Balance
10/07/26	Bill	26 3 Sewer	S81	10304226		958.77		20,368.62
10/07/26	Bill	26 3 Water	W01	10304226		869.12		19,409.85
06/30/26	Bill	26 2 Sewer	S81	10304226		771.26		18,540.73
06/30/26	Bill	26 2 Water	W01	10304226		698.84		17,769.47
06/01/26	Payment	26 1 Sewer	SEW CK 3922299899	ONLINE PAYMENTS		0.00	3.35-	17,070.63
06/01/26	Payment	26 1 Water	WAT CK 3922299899	ONLINE PAYMENTS		0.00	3.03-	17,070.63
06/01/26	Payment	25 4 Sewer	SEW CK 3922299899	ONLINE PAYMENTS		0.00	54.06-	17,070.63
06/01/26	Payment	25 4 Water	WAT CK 3922299899	ONLINE PAYMENTS		0.00	49.30-	17,070.63
06/01/26	Payment	25 3 Sewer	SEW CK 3922299899	ONLINE PAYMENTS		0.00	503.43-	17,070.63
06/01/26	Payment	25 3 Water	WAT CK 3922299899	ONLINE PAYMENTS		0.00	413.14-	17,070.63
03/31/26	Bill	26 1 Sewer	S81	10304226		216.24		17,070.63
03/31/26	Bill	26 1 Water	W01	10304226		195.63		16,854.39
01/13/26	Payment	25 3 Sewer	SEW CR 3913609183	wipp payments		0.00	266.30-	16,658.76
01/13/26	Payment	25 3 Water	WAT CR 3913609183	wipp payments		1,180.50-	261.63-	16,658.76
12/31/25	Bill	25 4 Sewer	S81	10304226		893.49		17,839.26
12/31/25	Bill	25 4 Water	W01	10304226		814.94		16,945.77
09/30/25	Bill	25 3 Sewer	S81	10304226		8,129.45		16,130.83
09/30/25	Bill	25 3 Water	W01	10304226		8,001.38		8,001.38
07/07/25	Payment	25 2 Sewer	SEW CK 3901557156	wipp payments		4,961.71-	0.00	0.00
07/07/25	Payment	25 2 Water	WAT CK 3901557156	wipp payments		4,811.77-	0.00	4,961.71
06/30/25	Bill	25 2 Sewer	S81	10304226		4,961.71		9,773.48
06/30/25	Bill	25 2 Water	W01	10304226		4,811.77		4,811.77
05/20/25	Payment	25 1 Sewer	SEW CR 3898843124	wipp payments		2,078.14-	12.45-	0.00
05/20/25	Payment	25 1 Water	WAT CR 3898843124	wipp payments		1,911.67-	10.79-	2,078.14
03/31/25	Bill	25 1 Sewer	S81	10304226		2,078.14		3,989.81
03/31/25	Bill	25 1 Water	W01	10304226		1,911.67		1,911.67
01/20/25	Payment	24 4 Sewer	SEW CR 3890178334	Wipp Payments		905.16-	0.00	0.00
01/20/25	Payment	24 4 Water	WAT CR 3890178334	Wipp Payments		826.24-	0.00	905.16
							Prev. Bal:	1,731.40

NOTE: Prior Year/Period Principal IS included on this report.

BOROUGH OF PENNINGTON
RESOLUTION 2026 – 11.13

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 2026 budget appropriations:

Current Fund Appropriation		To	From
6-01-20-155-000-261	Legal Services	24,035.00	
6-01-44-901-000-255	Capital Improvement Fund	15,000.00	
6-01-31-430-000-200	Electricity	2,500.00	
6-01-31-435-000-200	Street Lighting	6,500.00	
6-01-31-440-000-200	Telephone	2,000.00	
6-01-31-446-000-000	Gas	3,000.00	
6-01-31-460-000-200	Gas, Fuel, Lubricant	6,000.00	
6-01-20-100-000-101	Salary & Wage: Administration		18,035.00
6-01-20-120-000-101	Salary & Wage: Clerk		4,000.00
6-01-20-130-000-101	Salary & Wage: Finance		15,000.00
6-01-120-145-000-101	Salary & Wage: Tax Collection		10,000.00
6-01-25-240-000-101	Salary & Wage: Police		12,000.00
	Total Current Fund	**$59,035.00**	**$59,035.00**

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on November 30, 2025.

Robin Tillou, Deputy Clerk

BOROUGH OF PENNINGTON
RESOLUTION 2026-11.14

RESOLUTION AUTHORIZING CONDITIONAL OFFER OF EMPLOYMENT TO THOMAS J. VANDERVEER FOR EMPLOYMENT AS A POLICE OFFICER IN THE PENNINGTON POLICE DEPARTMENT

WHEREAS, the Pennington Police Department seeks to hire an additional police officer;

WHEREAS, the Department advertised for applicants from September 10 to November 13, 2026 and received 69 applications;

WHEREAS, after an initial screening of applications for compliance with minimum requirements, the remaining candidates not already holding a valid NJ PTC BCPO or SLEO II Certification who continued to pursue their applications were required to pass a pass-fail physical fitness examination as a condition for proceeding further in the hiring process;

WHEREAS, 22 candidates took the physical fitness test and 19 passed, including 3 previously certified individuals, qualifying them to proceed to interviews by Chief Daryl Burroughs and officers of the Department;

WHEREAS, 15 individuals participated in the first round of interviews and three proceeded to the second interview;

WHEREAS, after the two rounds of interviews, candidate Thomas VanDerVeer was determined to be the best qualified candidate;

WHEREAS, Chief Burroughs has recommended Thomas J. Van Der Veer ("Candidate") for a conditional offer of employment in accordance with the form of offer ("Conditional Offer") attached to this Resolution, and the Candidate has affixed his signature to the form of offer indicating his readiness to accept the conditional offer;

WHEREAS, the conditions to which the Conditional Offer is subject are described in the attached document and include successfully passing required medical, physical, psychological and drug tests, the pre-academy physical fitness assessment, completion of a course of basic training in a police academy approved by the New Jersey Police Training Commission, and such additional conditions as described in the document;

WHEREAS, Borough Council now seeks to approve and ratify as appropriate this Conditional Offer;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, incorporating by reference the above findings, as follows:

1. The Chief of Police is hereby authorized to offer conditional employment to the identified Candidate, and for this purpose, execute on behalf of the Borough the attached Conditional Offer of Employment;

2. The Candidate's salary and other terms and conditions of employment, if the Candidate be ultimately hired, shall be governed by the contract between the Borough and the Pennington Borough Police Association.

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on November 30, 2025.

_____

Robin Tillou, Deputy Clerk

November 25, 2026

To: Mayor and Borough Council, Borough of Pennington

Re: 2027 Budget Request — Pennington Historical Signage Initiative

Dear Mayor and Members of Borough Council:

The Pennington Historic Preservation Commission requests an allocation of **$2,500 in the Borough's 2027 budget** to support the design, fabrication, and installation of an initial historical interpretive sign in Pennington.

Earlier this year, the Commission established a signage subcommittee to develop a program of informative signs that would bring Pennington's history to life for residents and visitors. The subcommittee has identified potential historical subjects, evaluated possible locations, and investigated design and fabrication options, including consultation with individuals experienced in producing historical signage.

Among the historical subjects identified for interpretive signage are:

- **The Crossroads Historic District**, with a possible location near the intersection of Main Street and Delaware Avenue, explaining Pennington's historical development and the architectural character of the district.
- **Pennington during the Revolutionary War**, describing the December 1776 occupation of the town and surrounding area by British forces under Lord Cornwallis, with a possible location near the Presbyterian Church on South Main Street.
- **Peter Benchley and *Jaws***, recognizing the Pennington workshop where Benchley wrote his bestselling novel, published in 1974 and adapted into the landmark 1975 motion picture. A possible sign near North Main Street and Brookside Avenue would commemorate this connection to American literary and film history.

The Crossroads Historic District and Revolutionary War narratives are particularly promising candidates for an initial sign, with additional subjects and locations to be considered in future phases.

The proposed signs would go beyond traditional commemorative markers, combining concise historical narratives with photographs, maps, and other illustrations. Their purpose is to make Pennington's history accessible and engaging while encouraging residents and visitors to explore the Borough.

The subcommittee has obtained preliminary cost information from graphic design and specialized outdoor signage suppliers. Based on this research, **$2,500 is a reasonable budget allocation for an initial interpretive sign**, including artwork preparation, fabrication, and an allowance toward installation. Final costs will depend on the sign's dimensions, configuration, location, and production specifications.

Final site selection, historical content, design, and placement will remain subject to appropriate review and approvals. The requested funding would allow the project to advance from planning to implementation during 2027.

The initiative also complements the Borough's broader interest in promoting Pennington as an attractive place to visit, shop, dine, and explore. The Commission has opened a dialogue with the Economic Development Commission concerning its developing signage and promotional ideas, recognizing the potential for the two initiatives to reinforce one another.

We respectfully request Council's approval of a $2,500 allocation in the 2027 municipal budget to begin implementation of Pennington's historical signage program.

Sincerely,

Eric Holtermann, AIA
Chair, Pennington Historic Preservation Commission

Attachment: Illustrative example of a historical interpretive sign — Greentown, Pennsylvania



Illustrative example of modest interpretive sign format

Greentown, Pennsylvania historical sign, using a 25" x 30" upright panel on a single-post base. Included for general reference only; not a proposed Pennington design.

Summary: Mercer County 2026 HMP Section 4.0 Risk Assessment

Nov 14, 2026 · @James

What it is

Section 4.0 is the Risk Assessment chapter (about 218 pages) of the 2026 Mercer County Hazard Mitigation Plan update. It updates the 2021 plan to match FEMA's 2025 guidance and the 2024 NJ State Hazard Mitigation Plan.

- **Hazards profiled:** 21 in total, 11 natural and 10 human-caused.
- **New standalone profiles:** Extreme Temperature, Civil Unrest, Crop Failure, Cyber Attack, Economic Collapse, Fishing Failure, Nuclear Hazard and Terrorism.
- **Reclassified:** Disease Outbreak and Infestation/Invasive Species moved to the human-caused group to align with state HMP.
- **Profile structure:** description, location and extent, past events, probability, climate change, and vulnerability.
- **Vulnerability discussion now organized under three categories:** built environment and community lifelines; population and economy; ecosystems and natural assets.
- **Lifelines:** former “Critical Facilities” now “Critical Facilities and Community Lifelines” are grouped by FEMA's eight Community Lifelines; 4,983 were catalogued countywide.

The vulnerability and loss estimates come from three FEMA tools:

Tool	Used for
HAZUS	Flood, hurricane wind, earthquake
National Risk Index	Expected annual losses for most other natural hazards
RAPT	Dam failure, using a 5-mile radius around each dam

Headline findings

Severe Weather and Disease Outbreak rank highest (3.4). The introduction calls flooding the "primary risk," yet Flood ranks only Moderate (2.3).

Hazard	Risk factor	Category
Severe Weather	3.4	High
Disease Outbreak	3.4	High
Hurricane / Tropical Storm	3.2	High
Severe Winter Weather	3.2	High
Infestation and Invasive Species	3.2	High

Hazard	Risk factor	Category
Hazardous Materials	3.1	High

- **Flood:** a 1%-annual-chance flood causes about $1.24B in building losses, about $499M of it in Trenton. About 6,830 people would be displaced. 587 lifeline facilities sit in the 1% floodplain; under NJ's new inland design flood elevations that rises to 1,165. Countywide: 1,760 flood insurance policies, $47.9M in claims paid, 307 repetitive-loss properties, only 6 mitigated.
- **Hurricane wind:** $241M in losses for a 100-year storm and $1.32B for a 500-year storm. Hamilton has the largest losses.
- **Dams:** 90 dams, 8 high-hazard. Assunpink #8 and Stony Brook Watershed #7 (Hunt Lake) are rated "poor." High-hazard dam owners took part in planning for the first time.
- **Heat:** framed mainly as a public health and equity issue. The plan identifies 186 overburdened census block groups, concentrated in Trenton.
- **Earthquake:** low risk; a 500-year event causes about $105M in losses.
- **Human-caused hazards:** risk centers on Trenton's role as state capital, for civil unrest, cyber attack, terrorism and economic shocks.

What it says about Pennington

Pennington has essentially no modeled flood exposure, but the highest share of building value lost in a 100-year hurricane wind event of any municipality in the county.

- **Flood:** the 1% flood shows $0 in estimated losses, and no critical facilities sit in the current floodplains. One water-system facility falls in the future inland flood area. The Borough has 8 flood insurance policies, $26.7K in claims paid and 1 repetitive-loss home. Flash floods on July 15, 2023 and August 6, 2024 are listed for Pennington and Ewing.
- **Hurricane wind:** the 100-year storm causes $3.75M in damage, 0.6% of the Borough's $600M building value, the highest share in the county. The 500-year storm causes $8.1M.
- **Largest expected annual losses:** high wind about $114K, heat about $49K, cold about $35K, tornado about $34K.
- **Other items:**
    - 2 known contaminated sites.
    - Emerald ash borer confirmed in the Borough.
    - Curlis Lake reached harmful algal bloom "warning" levels in 2022 and 2023.
    - A March 2025 brush fire burned about 300 acres on the slopes of Pennington Mountain in Hopewell Township.

Errors to raise before adoption

Several hazard ranking scores don't match the plan's own weighting formula. These findings come from a text extraction of the document, so check each against the original PDF before raising it.

Hazard	Score in table	Score from formula
Cyber Attack	2.4 (Moderate)	3.0 (High)

Hazard	Score in table	Score from formula
Economic Collapse	2.3	2.8
Terrorism	2.6 (High)	2.2 (Moderate)
Crop Failure	1.8	2.2
Fishing Failure	1.3	1.5

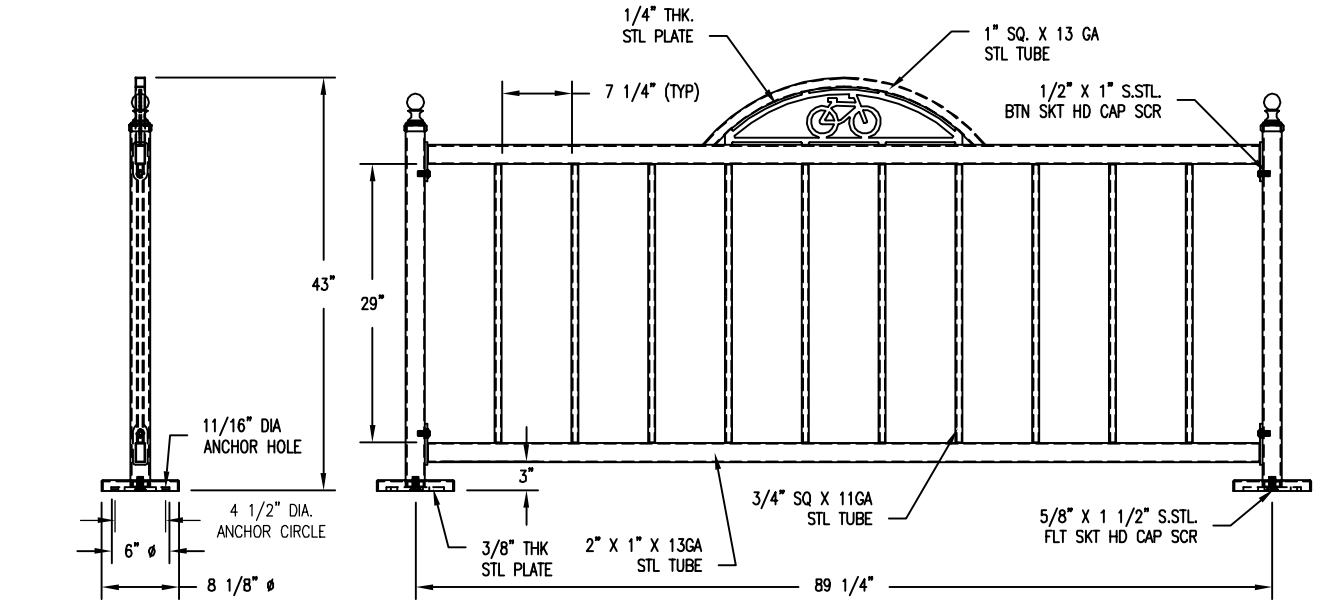
The category bands also leave a gap: a score of exactly 2.5 fits no category.

- **Wildfire table:** a copy of the inland flood table (both total 1,165), but the text says 471 facilities sit in the wildland-urban interface.
- **Contaminated sites:** the text says 1,527 in Mercer County, the table totals 527, and the "as of" dates don't match.
- **Smaller mismatches:**
    - Earthquake debris is 34,022 tons in the text but 40,508 in the table.
    - Hurricane Ida is DR-4641 in one table and DR-4614 everywhere else.
    - Curlis Lake is placed in Pennington for 2022–23 but in Hopewell Township for 2024.
    - Several cross-references point to the wrong section numbers.
- **Stale data:** crop failure declarations run only through 2023; parts of the cyber and nuclear sections cite 2013–2018 figures.

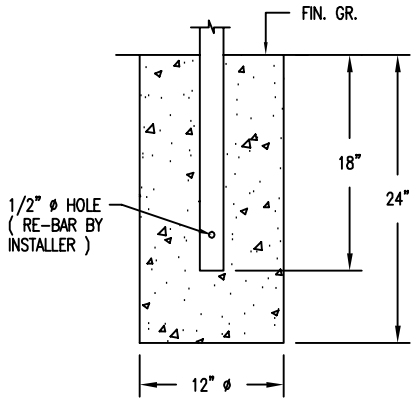

PENNINGTON
BOROUGH
Galaxy S25 Ultra

EXIT
Galaxy S25 Ultra

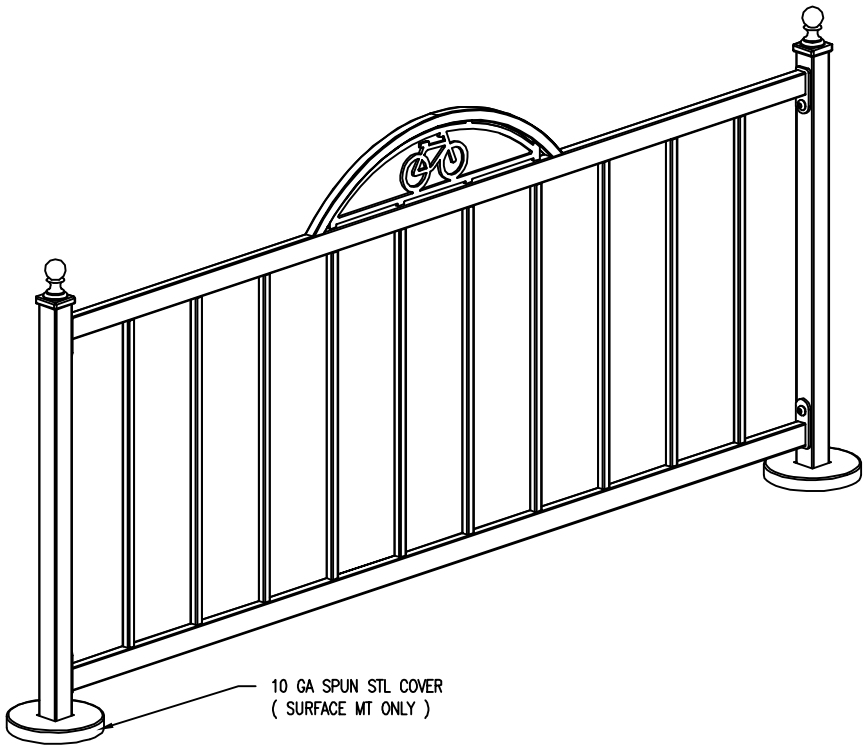

Galaxy S25 Ultra



* ☐ S-2 SURFACE MOUNT *
(SEE NOTES)



☐ S-1 EMBEDMENT



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.
* UPCHARGE APPLIES TO SUPPORT OPTION – CONSULT YOUR LOCAL REPRESENTATIVE.

DuMor, inc.	BIKE RACK	DATE DRAWN : 1/14/11 DRAWN BY : JSB DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 188-11	SHEET 1 OF 2

NOTES:

1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

3/4" WRENCH
5/16" ALLEN WRENCH
3/8" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL

PARTS LIST FOR S-2

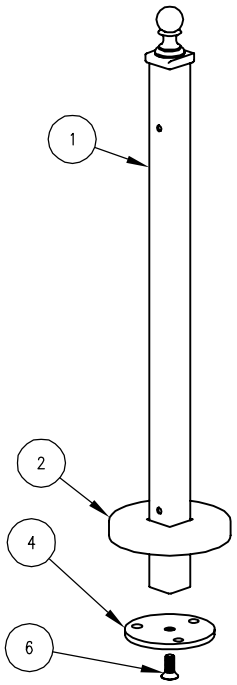
ITEM	QTY	PART NO	DESCRIPTION
1	2	0-188-00-02/S-2	2" SQ SUPPORT POST FOR SURFACE MOUNT
2	2	0-188-00-04	10 GA X 8" DIA STL ANCHOR PLATE COVER
3	1	0-188-11-01	STL BIKE RACK, 11 OPENINGS
4	2	0-83-00-03	3/8" THK SURFACE MOUNT PLATE
5	4	1-12-056	1/2" X 1" SS BTN SKT HD CAP SCR
6	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR

KITS PROVIDED FOR S-2

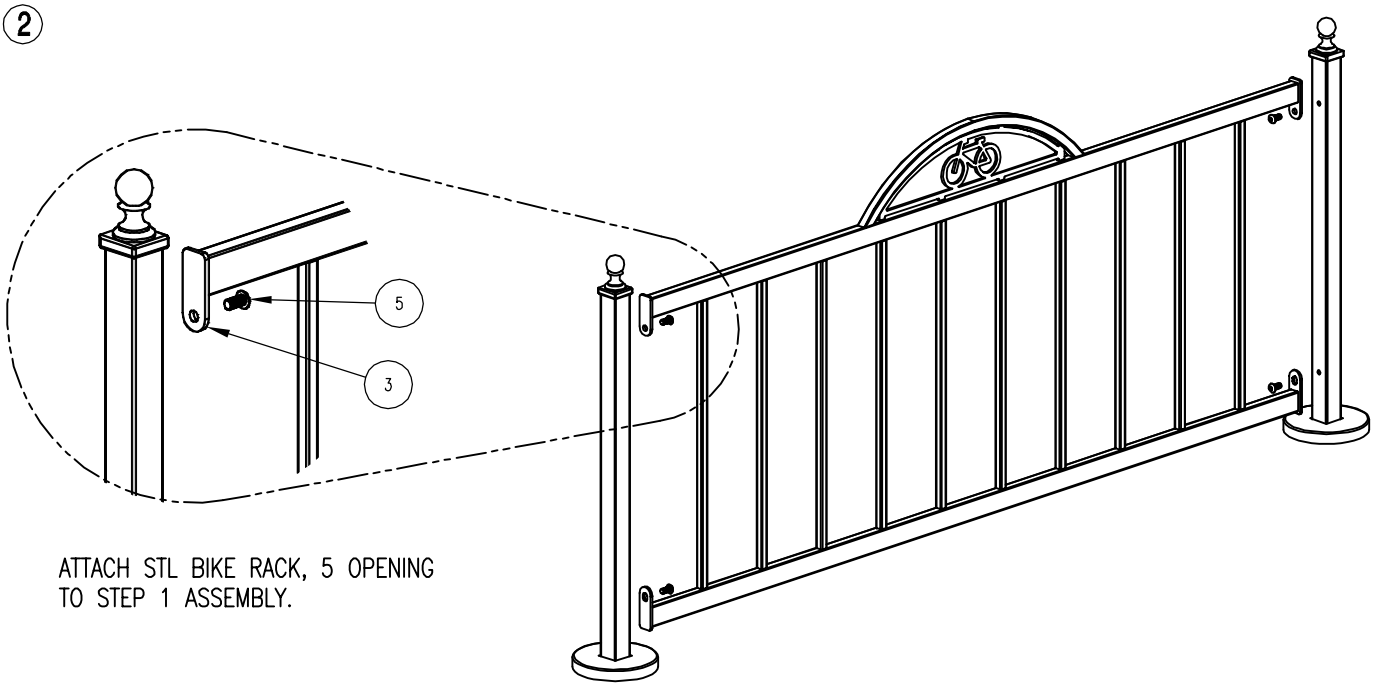
ITEM	QTY	PART NO	DESCRIPTION
7	2	K-ANC0860-3	1/2" X 3 3/4" SS ANCHOR KIT (3PCS)
8	1	K-BC0816-4	1/2" CAP HARDWARE KIT (4PC)
9	1	K-FC1024-2	5/8" CAP HARDWARE KIT (2PC)

(1)

SLIDE COVER ONTO SUPPORT POST THEN ATTACH SURFACE MOUNT PLATE TO SUPPORT POST.



(2)



ATTACH STL BIKE RACK, 5 OPENING TO STEP 1 ASSEMBLY.

DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 1/14/11 DRAWN BY : JSB DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 188-11	SHEET 2 OF 2

Planning

From: jdavy@penningtonboro.org
Sent: Monday, November 23, 2026 3:37 PM
To: Planning
Subject: Fw: Sidewalk meeting follow-up

To be added to the Work Session Agenda. Include these emails.

Jim Davy

From: Nadine Stern
Sent: Monday, November 23, 2026 9:05 AM
To: Dan Rubenstein; jdavy@penningtonboro.org; rsmith@penningtonboro.org; John Valenza
Subject: Re: Sidewalk meeting follow-up

I think at this point this should be a work session discussion item. Jim, can we please add it for our next work session. thanks.

Nadine Stern, Council President

Click HERE to subscribe to Pennington Borough News and Announcements.

From: Dan Rubenstein
Sent: Sunday, November 22, 2026 10:01:56 PM
To: jdavy@penningtonboro.org; Nadine Stern; rsmith@penningtonboro.org
Subject: Re: Sidewalk meeting follow-up

I know, Nadine. We need to be clear what exactly we want to do going forward. From our discussion, the boro would pick up all the costs once we do something to the sidewalk as we fix the roots. But later the wording becomes more confusing. We will need to sort this out.

And Jim, Public works has been discussing this for months now. The boro plants the trees and the trees are the cause of most of the problems. The current ordinance says that we will trim the roots and it seems to stop there. But to trim the roots if we alter the sidewalk, we will repair it according to the current ordinance.

Sidewalks are a public good and while the home owner is responsible for most repairs, those caused by the desire to be a tree city and by planting between the curb and the sidewalk creates problems because we didn't focus on planting trees with roots that grow down and deep. Going forward we should consider planting trees inside the sidewalk on the easement the town has on homeowners' properties. This will reduce the problem going forward.

We will bring to council a sensible plan in which the boro and homeowners will make the town safe for walking which is a public good.

Best, dan

Daniel I. Rubenstein
Pennington Borough Council Member

PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534-0095
609-737-0276

From: jdavy@penningtonboro.org
Sent: Friday, November 20, 2026 1:02:54 PM
To: Nadine Stern; Dan Rubenstein; rsmith@penningtonboro.org
Cc: Walter Bliss
Subject: Re: Sidewalk meeting follow-up

Folks, the Borough taking over responsibilty for sidewalk repairs seems like a very bad idea.

Jim Davy

From: Nadine Stern
Sent: Friday, November 20, 2026 12:27:17 PM
To: Dan Rubenstein; rsmith@penningtonboro.org
Cc: jdavy@penningtonboro.org; Walter Bliss
Subject: Re: Sidewalk meeting follow-up

I think we need to talk because I think this will get confused in e-mails. That said, here I go making it more confusing again perhaps.

Dan: I do NOT think Rick was suggesting that we propose that the "permittee (I assume the land owner) is to reconstructs the sidewalk." I THINK Rick was just pointing out that the current Ordinance states that and we are going to change that.
That's why in his last paragraph he asks Walter to "review of the Borough's responsibilities under the current ordinance and *what would need to change if Council chooses to have the Borough perform or share the cost of repairs where public trees damage sidewalks.*

Nadine Stern, Council President

PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534-0095
609-737-0276

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From: Dan Rubenstein
Sent: Thursday, November 19, 2026 2:48 PM
To: rsmith@penningtonboro.org; Nadine Stern
Cc: jdavy@penningtonboro.org; Walter Bliss
Subject: Re: Sidewalk meeting follow-up

Thanks Everyone for a very informative and productive meeting. Rick's notes match mine. The only place where I think it deviates from what we discussed is the part about the permittee (I assume the land owner) is to reconstructs the sidewalk. I thought we agreed that DPW would fix the tree and the sidewalk. But if it is true that the landowner is responsible, then that would save us money since we could suggest a cost-sharing approach rather then covering all the costs. I'll let Walter guide us on that.

And the attachment is a good guide to a new ordinance. A bit wordy, but legalese often is. As with most ordinances, the key elements are often buried in the verbiage which seems to be the case here. Rick's wording is much clearer.

Best, Dan

Daniel I. Rubenstein
Pennington Borough Council Member

PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534-0095
609-737-0276

From: rsmith@penningtonboro.org
Sent: Thursday, November 19, 2026 10:44:36 AM
To: Nadine Stern
Cc: jdavy@penningtonboro.org; Dan Rubenstein; Walter Bliss
Subject: Sidewalk meeting follow-up

Nadine-

Thank you for coordinating the meeting with Dan, Walter and me.

Here are my notes, thoughts, summary, etc.

Following today's meeting, DPW will focus its sidewalk review on locations along Borough roads and within Borough rights-of-way where tree roots are lifting or damaging sidewalks once revisions to the our current policy have been made.

For sidewalks in County rights-of-way, the Borough will notify Mercer County if a tree is in conflict with the sidewalk or if a trip hazard measures two inches or more. Those locations will be referred to the County for follow-up.

Under Borough Code § 177-24, the abutting property owner is responsible for sidewalk repair and maintenance. Where roots from a tree in the public right-of-way contribute to the damage, the Borough alone is authorized to prune or modify the roots, while the permittee removes and reconstructs the affected sidewalk. In *Roman v. City of Plainfield*, the court allowed a claim to proceed where the City knew a sidewalk slab had lifted, prevented the owner from cutting the roots, and failed to perform the root work it had agreed to handle. Pennington's Tree City USA designation does not provide immunity from that type of claim.

NJMEL recommends a phased approach that documents complaints, prioritizes hazards, and schedules repairs. That fits the quadrant pilot we discussed. As DPW identifies tree-related hazards, we can document the condition, who is responsible for follow-up, and any interim measures needed while permanent repairs are pending. I have included the JIF resolution template.

Walter, I'd appreciate your review of the Borough's responsibilities under the current ordinance and what would need to change if Council chooses to have the Borough perform or share the cost of repairs where public trees damage sidewalks. As you suggested, I also recommend asking the Mid Jersey Municipal Joint Insurance Fund for its loss-control guidance on that approach and for Pennington's sidewalk and tree-root claim history, including payouts and defense costs.

Thank you,

Rick Smith

Superintendent of Public Works

Licensed Water & Sewer Operator

Certified Recycling Professional

Sustainable Resource Management Professional

PENNINGTON BOROUGH

30 North Main Street
Pennington, NJ 08534-0095
609-737-0276

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Planning

From: jdavy@penningtonboro.org
Sent: Tuesday, October 13, 2026 12:19 PM
To: Planning
Cc: walter@walterblisslaw.com; Jim Kyle
Subject: Fw: [EXTERNAL] RE: Data Center Ordinance

Robin,

For the upcoming Work Session can you add an item: Ordinance Regulating Data Centers. Include in the packets the previously presented draft ordinance and both of Jim Kyle's notes below.

Jim

From: Jim Kyle <jkyle@kylemcmanus.com>
Sent: Monday, October 12, 2026 11:18 AM
To: jdavy@penningtonboro.org
Cc: Administrator
Subject: RE: [EXTERNAL] RE: Data Center Ordinance

This message is from a sender outside of your organization.

Not particularly. If we want to move forward with this, I suggest we just add data centers to the list of specifically prohibited uses in 215-25 in the zoning ordinance. We should add the definition they suggest, or one we're comfortable with, to 215-8. Pretty straightforward. I will say that in other towns I have added a square footage limit to where they are permitted to address small data centers needed by local internet service providers. In one case 3,500 square feet and in another 5,000 square feet. I've seen these firsthand and they have infrastructure similar to what would be in a data center but are necessary to provide high speed internet service or associated cloud storage to local residents. We don't need or want to prohibit those in my view.

Jim

James T. Kyle, PP/AICP
Kyle McManus Associates
PO Box 236
Hopewell, NJ 08525
609-257-6706 (v)
609-374-9939 (f)
jkyle@kylemcmanus.com

From: jdavy@penningtonboro.org <jdavy@penningtonboro.org>
Sent: Monday, October 12, 2026 11:09 AM
To: Jim Kyle <jkyle@kylemcmanus.com>
Cc: Administrator <administrator@penningtonboro.org>
Subject: Re: [EXTERNAL] RE: Data Center Ordinance

Is there anything that is problematic in the ordinance??

Jim

From: Jim Kyle <jkyle@kylemcmanus.com>
Sent: Monday, October 12, 2026 8:31:34 AM
To: jdavy@penningtonboro.org
Cc: Administrator
Subject: [EXTERNAL] RE: Data Center Ordinance

> This message is from a sender outside of your organization.

I'll be honest, it's a solution to a problem that doesn't exist for us. Our ordinance already states if a use is not permitted it's prohibited. Also, we don't really have properties that are suitable for the type of hyperscale data center we would be concerned with. If we really wanted to reinforce this, we could adopt such an ordinance, but I'm not sure it's necessary. I have prepared these for some of our other towns but a couple of them have real exposure.

Jim

James T. Kyle, PP/AICP
Kyle McManus Associates
PO Box 236
Hopewell, NJ 08525
609-257-6706 (v)
609-374-9939 (f)
jkyle@kylemcmanus.com

From: jdavy@penningtonboro.org <jdavy@penningtonboro.org>
Sent: Sunday, October 11, 2026 10:03 PM
To: Jim Kyle <jkyle@kylemcmanus.com>
Cc: Administrator <administrator@penningtonboro.org>
Subject: Data Center Ordinance

Jim,

What do you think about this ordinance?

Jim

[BOROUGH/TOWNSHIP/TOWN/CITY] OF […..]

ORDINANCE #

AN ORDINANCE OF THE MAYOR AND [BOROUGH/TOWNSHIP/TOWN/CITY] COUNCIL OF THE BOROUGH/TOWNSHIP/TOWN/CITY OF …. IN THE COUNTY OF ……, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH/TOWNSHIP/TOWN/CITY OF ….. TO INCLUDE AND DESIGINATE DATA CENTERS AS A NON-PERMITTED USE IN ALL ZONES WITHIN THE BOROUGH/TOWNSHIP/TOWN/CITY OF ……

WHEREAS, the Borough/Township/Town/CITY of … Master Plan emphasizes protection of the Borough/Township/Town/City's character, agricultural lands, scenic landscapes, environmental resources, wildlife habitat, and historic and cultural heritage; and

WHEREAS, data centers, by nature, present an intense and unique form of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and

WHEREAS, preliminary data cited by Members of the New Jersey State Legislature has cautioned that large-scale data centers can use as much as 3 to 5 million gallons of water in a single day between liquid cooling and water consumed to generate the energy that powers them; and

WHEREAS, this extreme volume of water usage impacts homes and businesses both within the host municipality and the surrounding communities; and

WHEREAS, preliminary studies noted by the State Legislature also indicate that some data centers require 300 MW of electricity, which is roughly equivalent to the output of a small modular nuclear reactor; and

WHEREAS, in only the last year the majority of the State has already seen consumer energy costs increase more than twenty percent (20%), with additional increases expected within the next few months; and

WHEREAS, the high-tech data centers that are proliferating throughout the state consume a large amount of electrical power at a time when energy costs are increasing for ratepayers; and

WHEREAS, it is well established that overdevelopment, urbanization and overuse of environmental resources impact~~s~~ subterranean aquifers and the quality of drinking and other water resources and poses a substantial strain on community water resources; and

WHEREAS, the Governing Body is conscious of the hazards, such as depletion of critical groundwater resources, and the impact on the environmental and natural resources posed by the scope, depth and pervasiveness of large-scale commercial data center operations; and

WHEREAS, municipal regulations designed for the preservation of the environment and the protection of ecological values are a well-recognized, legitimate and proper exercise of municipality authority; and

WHEREAS, cutting and removal of trees has been found to cause and create increased soil erosion and dust, instability and deterioration in the value of surrounding property and other adverse environmental and geographical conditions; and

WHEREAS, dramatic increases and changes in population, development and the impact of certain data center operations on residents, businesses, the environment, and private and public property have imposed significant burdens on municipal resources and have created increased need to balance the rights and interests of the residents and general public with that of the legitimate rights of property owners to conduct business without unreasonable regulation; and

WHEREAS, in light of these significant changes in confluence with modern advancement in technology, scientific and environmental research that have allowed for a more accurate and comprehensive understanding of the hazards and dangers posed to surrounding property, environmental and natural resources, the general public, and the proliferation and expansion of governmental regulation of the environment, safety and business in general, that have occurred since the enactment of the municipalities zoning and development regulations, the Mayor and Council have determined it necessary and appropriate to amend and update its ordinances to adequately address data center uses in a manner that best reflects present needs and realities; and

WHEREAS, the Mayor and Council of the Borough/Township/Town of …. have determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents and members of the public who visit, travel or conduct business in the Borough/Township/Town, to amend the Borough/Township/Town [zoning regulations/Code/Revised General Ordinances] to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Borough/Township/Town and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough/Township/town Council of the Borough/Township/Town of …., in the County of ……, State of New Jersey as follows:

Section 1. Chapter …., "….", Article …, "….", § 000-0, "Definitions" of the [Code/Revised General Ordinances] of the Borough/Township/Town of … is hereby amended and supplemented to add a new section/subsection as follows:

> **DATA CENTER** shall mean and include any facility used primarily for the storage, management, and processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security

systems and services**.** Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies and security facilities.

Section 2. Chapter …, "[Zoning]", Article …, "….", § 0-0, "[Non-permitted uses/Prohibited uses generally]" of the [Code/Revised General Ordinances] of the Borough/Township/Town of …. is hereby amended and supplemented to add [a new section/subsection …, "Data Center" as follows/ the following as a non-permitted use]:

> [X] All Data Centers as defined in Chapter 000, § 0-1, of the [Code /Revised General Ordinances of the Borough/Township/Town of …] and any and all uses related to the same.

Section 3. The Borough/Township/Town Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the …… County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.

Section 4. After introduction, the Borough/Township/Town Clerk is hereby directed to submit a copy of the within Ordinance to the [Planning Board/Land Use Board] of the Borough/Township/Town of …. for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board/Land Use Board is directed to make and transmit to the Borough/Township/Town Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Borough/Township/Town Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the ……. County Planning Board, as required by N.J.S.A. 40:55D-16.

Section 5. Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

Section 6. Severability**.** Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect, and to this end, the provisions of this Ordinance are severable.

Section 7. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

Section 8. Prior actions. All actions of the Borough/Township/Town of …. taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

Section 9. Codification. This Ordinance may be renumbered for codification purposes.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough/Township/Town Council of the Borough/Township/Town of … introduced on _____, 20___ and will be further considered for adoption after Public Hearing held on _____ ____, 20___ at _____ in the …. Municipal Building, 1234 Anystreet Way, Anywhere, New Jersey.

INTRODUCED: _____

ADOPTED: _____

_____
, Mayor

ATTEST:

_____
, Borough/Township/Town Clerk

QUOTE

Hainesport Auto & Truck
1466 Route 38
Hainesport, NJ 08036
Phone 609-267-7392 Fax 609-267-4170

QUOTE #
DATE: OCTOBER 20, 2026

TO BOROUGH OF PENNINGTON
UNIT#2

VIN: 2NP3LN0X5AM108495
TAG# MG87273
MILES:

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
KASSIDY		Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	INSPECTED BACK HOPPER SYSTEM FOR LOWER BLADE ISSUES. FOUND LOWER BLADE PINS, BUSHINGS, AND ACTUALLY HOLES ON BLADE ITSELF COMPLETE WORN OUT AND BUSHINGS GONE SO PINS FELL OUT AND JAMMED BLADE. UNIT NEEDS COMPLETE NEW LOWER BLADE AND ALL NEW PINS AND BUSHINGS. LABOR TO REPLACE WITH NEW. SET UP ADJUST AND GREASE UNIT. RUN AND TEST.	4875.00	4875.00
1	BLADE ASSEMBLY	8,445.94	8,445.94
1	PIN-BUSING-BEARING-HARDWARE KIT	3224.90	3224.90
1	FREIGHT	550.00	550.00
1	LABOR AND PARTS TO REPLACE BAD BLOWER MOTOR AND RESISTOR WITH NEW.	445.60	445.60
1	LABOR TO REPLACE UPPER BLADE ON TRASH TRUCK WHICH WE FOUND PIN HOLES COMPLETELY WORN OUT AND COULD NOT SEE THIS TILL WE TOOK LOWER BLADE OFF.	1560.00	1560.00
1	UPPER BLADE KIT	13965.30	13965.30
1	FREIGHT	400.00	400.00
1	SANDBLASTING INSIDE OF TRASH TRUCK BODY, BLADE/COMPACTOR FRAME, AND BACK OF BLADES	3000.00	3000.00
1	REMOVE INTER BLADE AND FRAME FROM COMPACKER. CUT OUT ROTTED BLADE FACE AND WELD IN NEW METAL PLATE AND ANGLE PIECES AS NEEDED TO REPLACE BLADE ON FRAME.	7500.00	7500.00
1	METAL, MATERIALS, WELDING SUPPLIES	2500.00	2500.00
		SUBTOTAL	46,466.74
		SALES TAX	

TOTAL	46,46

THANK YOU FOR YOUR BUSINESS!

BOROUGH OF PENNINGTON
ORDINANCE #2026 - 35

AN ORDINANCE 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 2026

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PENNINGTON 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	$154,500.00
Borough Clerk - (Jan 1, 2026 – April 30, 2026)	$51,110.64
Borough Clerk – (May 1, 2026 – December 31, 2026)	$25,000.00
Deputy Borough Clerk – (May 1, 2026 – December 31, 2026)	$15,000.00
Assistant CFO	$122.635.50
Chief Financial Officer (part time) Jan 1, 2026 – Dec 31, 2026	$98.68/hour
Chief Financial Officer (full time) May 1, 2026-Dec 31, 2026	$70,000 - $80,000
Tax Collector (part time) Jan 1, 2026 – April 30, 2026	$98.68/hour
Tax Collector (part time) May 1, 2026 – December 31, 2026	$30,000 - $45,000
Technical Assistant to Construction (part time)	$32.51/hour
Tax Assessor (part time)	$15,594.49
Zoning Officer (part time)	$10,300.00
Land Use Admin/Admin Asst.	$70,555.00
Deputy Registrar	$175.00 / month
Supt. of Public Works	$98,754.96
Licensed Water Operator	$55,106.33
Assistant to Superintendent of Public Works	$45,476.01
Foreman	$80,000 - $90,000
Judge of Municipal Court	$14,826.61
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
Lieutenant / OIC	$134,997.00
Administrative Assistant – Police Department	$51.17/hour
Construction Official / Fire Sub-Code	$32,257.87
Plumbing Sub-Code	$10,300.00
Electric Sub-Code	$10,300.00
Coordinator of Emergency Management	$30.00/hour

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	$ 29.42
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, 2026 if appropriate.

Introduced: November 2, 2026

Advertised: November 5, 2026

Public Hearing: December 7, 2026

Adopted: _____

Published: _____

ATTEST: APPROVED:

_____ _____

Robin Tillou, Deputy Clerk James Davy, Mayor

BOROUGH OF PENNINGTON
ORDINANCE #2026-35

AN ORDINANCE 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 2026

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

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

BOROUGH OF PENNINGTON
COUNTY OF MERCER

ORDINANCE NO. 2026 - 36

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

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

WHEREAS, on the analysis and recommendation of Phoenix Advisors, Borough Council has determined that as a result of these increased costs the rates charged by the Utility for water and sewer services must be increased by three percent (3%) across the board;

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

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

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

Meter Size (inches)	Base Charge 2,000 Gallons or less	First Excess Usage Block Charge 2,001-20,000 Gallons (per 1,000 Gallons)	Second Excess Usage Block Charge 20,001-60,000 Gallons (per 1,000 Gallons)	Third Excess Usage Block Charge 60,001-200,000 Gallons (per 1,000 Gallons)	Fourth Excess Usage Block Charge More than 200,000 Gallons
Less than 1	~~$51.87~~ $53.43	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02
1	~~$79.19~~ $81.57	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02
2	~~$226.23~~ $233.02	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02
3	~~$504.67~~ $519.81	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02
4	~~$695.34~~ $716.20	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02
6	~~$1,385.90~~ $1,427.48	~~$7.64~~ $7.87	~~$9.09~~ $9.36	~~$9.98~~ $10.28	~~$11.67~~ $12.02

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

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

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

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

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

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

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

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

3. This ordinance shall take effect upon its passage and publication as provided by law except the new water and sewer rates shall be effective on January 1, 2027.

Introduced: November 2, 2026

Advertised: November 5, 2026

Public Hearing: December 7, 2026

Adoption: _____

Final Publication: _____

ATTEST: APPROVED:

_____ _____

Robin Tillou, Deputy Clerk James Davy, Mayor

BOROUGH OF PENNINGTON
COUNTY OF MERCER

ORDINANCE NO. 2026 - 36

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RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V	A.B.
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