



REGULAR COUNCIL MEETING - JULY 7, 2025 AGENDA

Monday, July 07, 2025 at 7:00 PM

Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - Betty Sterling

Angarone; Chandler; Marciante; Rubenstein; Stern; Valenza; Mayor Davy

OPEN PUBLIC MEETINGS STATEMENT

Notice of this meeting has been given to the Hopewell Valley News, Trenton Times and was 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.

OPEN TO THE PUBLIC

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.

MAYOR'S BUSINESS

1. Redevelopment Committee
2. Proclamation - Mark Caruso
3. Route 31 & Delaware Ave. - (N. Stern)

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

4. Ordinance 2025-10 - Bond Ordinance Providing for Milling and Overlaying of Various Streets in and by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$135,000 Therefor and Authorizing the Issuance of \$128,250 Bonds or Notes of the Borough to Finance Part of the Cost Thereof

COMMITTEE REPORTS

5. **Personnel / Economic Development** - Ms. Angarone
6. **Public Works / Planning Board / Historic Preservation** - Ms. Stern

7. **Finance / Public Safety / Arboretum / Landfill** - Mrs. Chandler
8. **Environmental Commission / Library / Shade Tree** - Mr. Rubenstein
9. **Parks & Recreation** - Mr. Marciante
10. **Board of Health / Net Zero Subcommittee** - Mr. Valenza
11. **Senior Advisory** - Ms. Angarone/Mr. Marciante

NEW BUSINESS

- [12.](#) Resolution 2025-7.1 - Resolution Authorizing Refunds
- [13.](#) Resolution 2025-7.2 - Resolution Authorizing Payment of Bills
- [14.](#) Resolution 2025-7.3 - Resolution Authorizing HVAC Maintenance Agreement With McCloskey Mechanical Contractors for Borough First Aid Building Through Cooperative Pricing System Agreement With the Hunterdon County Educational Services Commission
- [15.](#) Resolution 2025-7.4 - Resolution Authorizing Payment Request #1 to Top Line Construction Corp. for Work Completed on Road Rehabilitation Project Baldwin Street and Baldwin Court (PEN-BOOFP25201)
- [16.](#) Resolution 2025-7.5 - Resolution Authorizing Renewal of Agreement With the University of Pennsylvania Health System for Employee Assistance Program
- [17.](#) Resolution 2025-7.6 - Resolution Amending Resolution 2025-4.9 and Authorizing Additional Fees for Special Affordable Housing Counsel
- [18.](#) Resolution 2025 - 7.7 - Resolution Authorizing Grant Application to Supplement NJDOT FY 2024 Municipal Aid Grant for Abey Drive Road Rehabilitation (Between Mallard Place and East Delaware Avenue) to Address Storm Water Improvements to Reduce Impacts of Future Storms on the Borough Storm Water System and Further Authorizing Execution of a Grant Agreement With the New Jersey Department of Transportation Under the Local Aid Infrastructure Fund 2025 (LAIF-2025) Program
- [19.](#) Resolution 2025-7.8 - Resolution Authorizing the Hiring of Brandon Micheal Parrish as Laborer in the Department of Public Works
- [20.](#) Resolution 2025-7.9 - Resolution of the Borough of Pennington, County of Mercer, State of New Jersey in Support of the New Jersey Protection Against Climate Threats/Resilient Environments and Landscapes (REAL) Rules
- [21.](#) Resolution 2025-7.10 - Resolution Authorizing Retention of CGP&H for Affordable Housing Administrative Services
- [22.](#) Resolution 2025-7.11 - Amended Resolution Authorizing Repair of Trash Vehicle Under State Contract T-2108-A89300 to Include After-Discovered Need for Additional Work
- [23.](#) Resolution 2025-7.12 - Resolution Authorizing Purchase of Hydrant and Other Water Distribution System Supplies From Raritan Pipe & Supply Co. through Cooperative Pricing System Agreement with the North Jersey Wastewater Cooperative Pricing System

PROFESSIONAL REPORTS

Borough Administrator - GP Caminiti

Vision & Dental for Employees

Borough Attorney - Walter Bliss

Borough Clerk - Betty Sterling

Chief Financial Officer - Sandy Webb

Superintendent of Public Works - Rick Smith

Police - Sergeant Burroughs / Sergeant Thomas

OPEN TO THE PUBLIC

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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:

Litigation - Foreclosure

Attorney/Client - Open Public Meetings Act violations

ADJOURNMENT

**A MAYOR'S PROCLAMATION ECOGNIZING POLICE OFFICER MARK CARUSO
FOR OUTSTANDING PERFORMANCE AND HEROIC ACTION**

WHEREAS, Police Officer Mark Caruso demonstrated exceptional courage, quick thinking, and compassion in responding to a critical emergency situation on September 19, 2024; and

WHEREAS, at approximately 5:49 PM, Officer Caruso responded to a dispatch call for a female who had attempted suicide and sustained deep lacerations to her wrist; and

WHEREAS, Officer Caruso immediately assessed the gravity of the situation and took decisive action to provide life-saving first aid care; and

WHEREAS, Officer Caruso skillfully applied a tightly wrapped bandage to the victim's wrist and maintained constant pressure on the wound to control severe bleeding; and

WHEREAS, Officer Caruso remained with the victim, monitoring her condition as she drifted in and out of consciousness, providing both medical assistance and emotional support during this critical period; and

WHEREAS, Officer Caruso's prompt and professional response helped stabilize the victim until the First Aid Squad arrived at 5:57 PM, ensuring continuity of care; and

WHEREAS, Officer Caruso's actions exemplify the highest standards of police service, demonstrating not only technical competence in emergency medical response but also deep compassion for those in crisis; and

WHEREAS, his dedication to protecting and serving our community, even in the most challenging circumstances, reflects the finest traditions of law enforcement;

NOW, THEREFORE, I, James M. Davy, Mayor of the Borough of Pennington, New Jersey, do hereby proclaim my sincere appreciation and recognition of **POLICE OFFICER MARK CARUSO** for his outstanding performance, heroic actions, and unwavering commitment to saving lives and serving our community with distinction.

Officer Caruso's quick thinking and compassionate response on September 19, 2024, undoubtedly helped save a life and exemplifies the courage and dedication we are proud to see in our police force.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Borough of Pennington to be affixed this 7th day of July, 2025.

James Davy, Mayor
Borough of Pennington

Attest: _____
Betty Sterling
Municipal Clerk

**BOROUGH OF PENNINGTON
ORDINANCE 2025-10**

**BOND ORDINANCE PROVIDING FOR MILLING AND
OVERLAYING OF VARIOUS STREETS IN AND BY THE
BOROUGH OF PENNINGTON, IN THE COUNTY OF
MERCER, NEW JERSEY, APPROPRIATING \$135,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$128,250 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 \$135,000, including the sum of \$6,750 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$128,250 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 milling and overlaying of various streets, including, but not limited to, Green Street, Broemel Place, Curlis Avenue and Railroad Place 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 \$128,250, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$10,000 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 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.

Introduced: June 2, 2025

Advertised: _____

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST: APPROVED:

Elizabeth Sterling, Borough Clerk

James Davy, Mayor

**BOROUGH OF PENNINGTON
ORDINANCE 2025-10**

**BOND ORDINANCE PROVIDING FOR MILLING AND
OVERLAYING OF VARIOUS STREETS IN AND BY THE
BOROUGH OF PENNINGTON, IN THE COUNTY OF
MERCER, NEW JERSEY, APPROPRIATING \$135,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$128,250 BONDS OR NOTES OF THE BOROUGH TO
FINANCE PART OF THE COST THEREOF.**

RECORD OF COUNCIL VOTE ON INTRODUCTION

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			

RECORD OF COUNCIL VOTE ON ADOPTION

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

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.1**

RESOLUTION AUTHORIZING REFUNDS

BE IT RESOLVED that a refund be issued from the Other Trust Fund to Nicole Neggra & Christopher Balint, 43 Model Avenue, Hopewell, NJ 08525 for a security deposit for use of Kunkel Park on June 14, 2025, in the amount of \$500.00.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

BOROUGH OF PENNINGTON RESOLUTION 2025 – 7.2

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 \$ 1,603,219.69 from the following accounts:

Current	\$ 1,263,377.52
W/S Operating	\$ 267,176.36
General Capital	\$ 40,271.75
Grant Fund	\$ 1,875.24
Developer's Escrow	\$ 798.00
Open Space Fund	\$ 3,200.00
COAH Trust Fund	\$ 17,984.50
Other Trust Fund	\$ 8,531.52
Animal Control Trust	\$ 4.80
TOTAL	\$ 1,603,219.69

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				

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Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.3**

**RESOLUTION AUTHORIZING HVAC MAINTENANCE AGREEMENT WITH McCLOSKEY
MECHANICAL CONTRACTORS FOR BOROUGH FIRST AID BUILDING THROUGH
COOPERATIVE PRICING SYSTEM AGREEMENT WITH THE HUNTERDON COUNTY
EDUCATIONAL SERVICES COMMISSION**

WHEREAS, the Superintendent of Public Works has identified the need for an HVAC preventative maintenance agreement for the Borough First Aid Building; and

WHEREAS, the Superintendent has determined that the necessary HVAC preventive maintenance services are available through McCloskey Mechanical Contractors, located at 445 Lower Landing Road, Blackwood, NJ 08012 through the Hunterdon County Educational Services Commission; and

WHEREAS, Pennington Borough joined the Hunterdon Council Educational Services Commission by Resolution 2021-9.8 and approval was granted September 21, 2022; and

WHEREAS, McCloskey Mechanical Contractors is an authorized dealer for the desired HVAC preventive maintenance services and is presently under contract for maintenance of equipment and facilities in Borough Hall, in the Public Works Building and in the Senior Center respectively;

WHEREAS, the duration of the contract for the First Aid Building shall be one year and shall include two (2) preventive inspections of machinery and equipment as set forth in the attached contract document at an annual cost of \$1,704;

WHEREAS, hourly rates are provided for services not covered by the scheduled inspections and maintenance but in the event such extra services and maintenance are required the contractor must first present a proposal for the work which shall require prior approval of Borough Council;

WHEREAS, the prices for services provided under these contracts are consistent with the published bid prices available through the Hunterdon County Educational Services Commission in conformance with the Local Public Contracts Law;

WHEREAS, the Chief Financial Officer has certified that funds are available for this purchase in the 2025 Borough Property budget line 5-01-26-310-000-227 and 5-01-26-310-000-228;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington that the aforesaid HVAC preventive maintenance agreements for Borough buildings through the Hunterdon County Educational Services Commission are hereby authorized in an amount not to exceed \$1,704.00.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.4**

**RESOLUTION AUTHORIZING PAYMENT REQUEST NO. 1 TO TOP LINE
CONSTRUCTION CORP. FOR WORK COMPLETED ON ROAD
REHABILITATION PROJECT BALDWIN STREET AND
BALDWIN COURT (PEN-BOOFP25201)**

WHEREAS, Top Line Construction Corp. has completed work pursuant to the contract for the Road Rehabilitation of Baldwin Street and Baldwin Court Project (PEN-BOOFP25201); and

WHEREAS, Van Note Harvey division of Pennoni has reviewed Top Line Construction Corp.'s attached application for payment and recommends payment of same pursuant to the Contractor's Request for Payment No.1 in the amount of \$280,386.92 less 2% retainage in the amount of \$5,607.74; and

WHEREAS, this is a partial payment under the contract; and

WHEREAS, funds are available through a grant from the NJDOT under Ordinance 2024-3 in the General Capital Fund;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that payment to Top Line Construction Corp. in the net amount of \$274,779.18 pursuant to payment request No.1 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					Rubenstein				
Chandler					Stern				
Marciante					Valenza				

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Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025-7.5**

**RESOLUTION AUTHORIZING RENEWAL OF AGREEMENT WITH THE
UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEM
FOR EMPLOYEE ASSISTANCE PLAN**

WHEREAS, the Borough of Pennington has established an Employee Assistance Plan (EAP) and Work-Life Benefits (WLB) program in which all employees, full-time and part-time, as well as their spouses and dependents under the age of twenty-six, can participate;

WHEREAS, Penn Medicine EAP provides or arranges for the provision of EAP/WLB services through a network of EAP licensed counselors;

WHEREAS, the attached EAP Employer Services Agreement (“Agreement”) between The Borough and The Trustees of the University of Pennsylvania, owner and operator of the University of Pennsylvania Health System, and on behalf of Penn Medicine EAP, would provide these essential services;

WHEREAS, the services would address the full range of employees’ personal concerns affecting attitude, attendance and general productivity in the workplace as well as providing short- term attention to urgent personal and professional concerns;

WHEREAS, the Agreement would provide professional services for one year at an annual rate of \$30.00 per eligible employee (approximately \$1,100.00) plus additional hourly services at specified hourly rates;

WHEREAS, the Chief Financial Officer of the Borough has certified that sufficient funds are available in account no. 5-01-20-100-000-250;

NOW, THEREFORE, BE IT RESOLVED, by the 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.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.6**

**RESOLUTION AMENDING RESOLUTION 2025-4.9 AND AUTHORIZING ADDITIONAL FEES
FOR SPECIAL AFFORDABLE HOUSING COUNSEL**

WHEREAS, the attached Borough Council Resolution 2025-4.9 authorizes fees and expenses for Special Affordable Housing Counsel in a total amount not to exceed \$6,000 without further authorization by Borough Council;

WHEREAS, Borough Council now believes there is a need to increase these fees and expenses by an additional \$4,000 for a total authorized amount not to exceed \$10,000 without further authorization by Borough Council;

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available in the Affordable Housing Trust Fund for this additional amount;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the attached Resolution 2025-4.9 is hereby amended and supplemented to provide for fees and expenditures for the Special Affordable Housing Counsel in an additional amount not to exceed \$4,000, from the Borough Affordable Housing Trust Fund, thereby increasing total fees to an amount not to exceed \$10,000. without prior authorization by Borough Council.

Record of Council Vote on Passage

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

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Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.7**

Item 18.

**RESOLUTION AUTHORIZING GRANT APPLICATION TO SUPPLEMENT NJDOT FY 2024
MUNICIPAL AID GRANT FOR ABHEY DRIVE ROAD REHABILITATION (BETWEEN
MALLARD PLACE AND EAST DELAWARE AVENUE) TO ADDRESS STORM WATER
IMPROVEMENTS TO REDUCE IMPACTS OF FUTURE STORMS ON THE BOROUGH
STORM WATER SYSTEM AND FURTHER AUTHORIZING EXECUTION OF A GRANT
AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER
THE LOCAL AID INFRASTRUCTURE FUND 2025 (LAIF-2025) PROGRAM**

WHEREAS, Borough Council has applied for and been awarded funding for an NJDOT Municipal Aid Grant – FY-2024 for improvements to Abey Drive in Pennington; and

WHEREAS, the NJ Department of Transportation offers grants for storm water improvements under the LAIF program; and

WHEREAS, the deadline for submission of Local Aid Infrastructure Fund applications is July 1, 2025; and

WHEREAS, in order to resolve the Borough’s need to improve the storm water infrastructure in on Abey Drive to reduce impacts of future storms on the Borough’s storm sewer system, the Borough Engineer has submitted a LAIF Application for 2025 to meet the required deadline of July 1, 2025;

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that it hereby formally approves and ratifies submission of the aforesaid electronic grant application to the New Jersey Department of Transportation, under the 2025 Local Aid Infrastructure Fund 2025; and

BE IT FURTHER RESOLVED, that upon the recusal of the Mayor, the Council President, with the attestation of the Borough Clerk, is hereby authorized to sign the grant agreement on behalf of the Borough of Pennington with the understanding that the Council President’s signature and the Clerk’s attestation confirm the Council President’s authority to execute and enter into such agreement and constitute approval of the grant agreement and acceptance of its terms and conditions on behalf of the Borough.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

Elizabeth Sterling, Borough Clerk

Council President

ATTEST AND AFFIX SEAL

**BOROUGH OF PENNINGTON
RESOLUTION 2025-7.8**

**RESOLUTION AUTHORIZING THE HIRING OF BRANDON M. PARRISH AS
LABORER IN THE DEPARTMENT OF PUBLIC WORKS**

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

WHEREAS, the position has been previously advertised and the Superintendent of Public Works and the Borough Administrator therefore drew from applications responding to the earlier advertisement and identified Brandon M. Parrish for interview;

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

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

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

Record of Council Vote on Passage

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

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Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025-7.9**

**RESOLUTION OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF
NEW JERSEY IN SUPPORT OF THE NEW JERSEY PROTECTION AGAINST CLIMATE
THREATS/RESILIENT ENVIRONMENTS AND LANDSCAPES (REAL) RULES**

WHEREAS, the Borough of Pennington (“the Borough”) is regularly experiencing significant flooding;;

WHEREAS, multiple studies released by the New Jersey Department of Environmental Protection document that extreme precipitation intensity will continue to increase in New Jersey over the coming decades.

WHEREAS, every time our community floods, it is a drain on our municipal resources, from closing and opening roadways, removing debris and repairing damage caused by flooding to rescuing motorists and residents trapped by flood waters;

WHEREAS, flooding due to extreme precipitation is a threat to the safety of our residents and built environment;

WHEREAS, the Borough cannot address the increasing threats from extreme storms and flooding on our own;

WHEREAS, the REAL Rules provide statewide protection for all municipalities in New Jersey;

WHEREAS, the REAL Rules assume continuing moderate emissions of greenhouse gases, which is extremely optimistic given current circumstances;

WHEREAS, the REAL Rules predict that there is an 83% percent chance that New Jersey will experience sea level rise up to 5.1 feet;

WHEREAS, there are those that are intentionally misleading others on the contents of the rule and using this misinformation to excite opposition to the rules;

WHEREAS, implementing the REAL Rules will assist the State and its municipalities in becoming more resilient.

WHEREAS, implementing the REAL Rules will help keep the residents of the Borough safe from climate change;

WHEREAS, addressing the impacts of climate change and implementing resiliency policies has the potential to reduce flood insurance rates, not increase them;

WHEREAS, addressing the impacts of climate change and implementing resiliency policies has the potential to improve a municipality’s bond rating; making it cheaper and easier to borrow money by the Borough;

WHEREAS, the Borough supports policies that are based upon the best available science as the REAL rules are;

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

1. The Borough of Pennington supports the adoption of the REAL Rules as soon as possible.

2. The Borough Clerk is hereby directed to send copies of this resolution to the Governor's office, New Jersey Senate President, Speaker of the NJ Assembly, and the Commissioner of the New Jersey Department of Environmental Protection.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.10**

Item 21.

**RESOLUTION AUTHORIZING RETENTION OF CGP&H FOR AFFORDABLE HOUSING
ADMINISTRATIVE SERVICES**

WHEREAS, Borough oversight of the purchase and sale and other matters affecting the titles to Affordable Homes in Pennington require the Borough to retain professional administrative assistance; and

WHEREAS, the Borough inventory of affordable housing includes 16 affordable units in Heritage at Pennington and 8 affordable units at Pennington Point and various independent units; and

WHEREAS, the Borough seeks to enter into a Professional Services Agreement with CGP&H, LLC (“CGP&H”) for performance of required administrative services during the year beginning August 1, 2025;

WHEREAS, a copy of the Professional Services Agreement proposed by CGP&H is attached to this Resolution;

WHEREAS, in accordance with the proposed Agreement, CGP&H will perform “municipal” services requested by the Borough or required by law on notice to the Borough at an hourly rate of \$165 per hour for senior staff, invoiced monthly, not to exceed in the aggregate for the year \$10,000 without the prior written approval by Borough Council:

WHEREAS, CGP&H will also be paid a flat fee of \$2,000 for each unit listed for sale and related services;

WHEREAS, the proposed Agreement contemplates a total budget of \$15,500 for the year, including three fee categories: (1) \$10,000 for the aforesaid “municipal” services billed by the hour, (2) \$1,200 for the aforesaid “applicant services” at a monthly rate of \$100; (3) \$4,000 in flat fees but only if there are two units @ \$2,000 listed for sale, and (4) \$300 for reimbursable expenses during the course of the year;

WHEREAS, it is understood that CGP&H may not invoice above an individual fee category without prior written authorization by the Borough even if the overall contract budget has not been exhausted;

WHEREAS, the Chief Financial Officer has certified that funds are available for this contract from the COAH Trust Fund;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the above recitals are herein incorporated by reference in this Resolution; and

BE IT FURTHER RESOLVED, that subject to these recitals the Mayor and the Borough Clerk are hereby authorized to enter into the attached Agreement with CGP&H on behalf of the Borough for the year beginning August 1, 2025, subject to such modifications as the Borough Attorney may require in conformance with the above recitals.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.11**

**AMENDED RESOLUTION AUTHORIZING REPAIR OF TRASH VEHICLE
UNDER STATE CONTRACT T-2108-A89300 TO INCLUDE AFTER-DISCOVERED NEED FOR
ADDITIONAL WORK**

WHEREAS, by Resolution 2025-5.12, Borough Council authorized repairs to the Borough's 2010 Peterbilt garbage truck, under State Contract T-2108-A89300, by Hainesport Enterprises, Inc, d/b/a Hainesport Auto & Truck, at a cost not to exceed \$20,197.47;

WHEREAS, initial work on the truck discovered the need for additional work to replace the front springs and to make other repairs and replacements as described on the attached invoice of Hainesport Enterprises, Inc. #420619, at an additional cost of \$4,878.00;

WHEREAS, the additional work was authorized to proceed by the Borough's Chief Financial Officer on an emergency basis to permit returning the truck to service as soon as possible;

WHEREAS, the Chief Financial Officer has certified that additional funds are available to pay for the additional work under line # 5-01-26-305-000-277 (Trash);

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the attached Resolution 2025-5.12 is hereby amended to approve and ratify additional repairs on the aforesaid garbage truck for an additional cost of \$4,878.00, producing a total cost not to exceed \$25,072.47.

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				

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Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 7.12**

**RESOLUTION AUTHORIZING PURCHASE OF HYDRANT AND OTHER WATER
DISTRIBUTION SYSTEM SUPPLIES FROM RARITAN PIPE & SUPPLY CO. THROUGH
COOPERATIVE PRICING SYSTEM AGREEMENT WITH THE NORTH JERSEY
WASTEWATER COOPERATIVE PRICING SYSTEM**

WHEREAS, the Superintendent of Public Works has identified the need to purchase a fire hydrant and supplies for the maintenance of the Borough water distribution system; and

WHEREAS, the Superintendent has determined that the required supplies are available from Raritan Pipe & Supply Co. through the North Jersey Wastewater Cooperative Pricing System; and

WHEREAS, Pennington Borough joined the North Jersey Wastewater Cooperative Pricing System by Resolution 2021-10.8 in October of 2021; and

WHEREAS, Raritan Pipe & Supply Co. located in New Brunswick, New Jersey is an authorized dealer for the desired equipment and has provided the Borough with quote #1243227 dated June 6, 2025 for the equipment in the amount of \$12,180.94; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purchase in the Water/Sewer Budget under line #5-05-55-501-000-271;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington that the aforesaid purchase of equipment through the North Jersey Wastewater Cooperative Pricing System for the Public Works Department, is hereby authorized in an amount not to exceed \$12,180.94 as per quote 1243227 dated June 6, 2025 from Raritan Pipe & Supply Co.

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 July 7, 2025.

Elizabeth Sterling, Borough Clerk