



# **REGULAR COUNCIL MEETING - MAY 5, 2025 AGENDA**

**Monday, May 05, 2025 at 7:00 PM**

**Online via Zoom**

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## **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.** Proclamation - Kieran John

## **PRESENTATIONS**

- 2.** Board of Health - Steve Papenberg

## **APPROVAL OF MINUTES**

- 3.** Council Work Session - March 31, 2025
- 4.** Regular Meeting - April 7, 2025

## **APPROVAL OF CLOSED SESSION MINUTES (FOR CONTENT BUT NOT FOR RELEASE)**

- 5.** Closed Session - April 16, 2025

## **ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

- [6.](#) Ordinance 2025-8 - 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 2025
- [7.](#) Ordinance 2025-9 - Ordinance Amending Chapter 98 of the Code of the Borough of Pennington to Clarify Mechanical Subcode Fees

## **COMMITTEE REPORTS**

- 8. Personnel / Economic Development** - Ms. Angarone
- 9. Public Works / Planning Board / Historic Preservation** - Ms. Stern
- 10. Finance / Public Safety / Open Space / Arboretum / Landfill** - Mrs. Chandler
- 11. Environmental Commission / Library / Shade Tree** - Mr. Rubenstein
- 12. Parks & Recreation** - Mr. Marciante
- 13. Board of Health / Net Zero Subcommittee** - Mr. Valenza
- 14. Senior Advisory** - Ms. Angarone/Mr. Marciante

## **NEW BUSINESS**

- [15.](#) Resolution 2025-5.1 - Resolution Authorizing Refunds
- [16.](#) Resolution 2025-5.2 - Resolution Authorizing Payment of Bills
- [17.](#) Resolution 2025-5.3 - Resolution Certifying That All Members of the Borough Council of the Borough of Pennington Have Reviewed the Sections of the 2024 Annual Audit Entitled General Comments and Recommendations
- [18.](#) Resolution 2025-5.4 - Resolution Amending Remote Public Meeting Procedures
- [19.](#) Resolution 2025-5.5 - Resolution Granting Conditional Authorization for Las Patatas De Rafa, LLC, Doing Business as La Unica to Maintain a Temporary Outdoor Dining Area in the Public Right-of-Way 2025
- [20.](#) Resolution 2025-5.6 - Resolution Authorizing the Auction of Certain Surplus Property No Longer Needed for the Public Use by Pennington Borough Utilizing the Services of GovDeals, Inc.
- [21.](#) Resolution 2025-5.7 - Resolution Accepting Planning Board Recommendation to Designate Area in the Borough known as Block 201, Lots 6 and 7 on the Borough Tax Map an Area in Need of Redevelopment, in Accordance With the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, ET SEQ
- [22.](#) Resolution 2025-5.8 - Resolution Authorizing Agreement With Jay C.S. Neary Concerning Sewer Connection for 115 Lewis Brook Road in Hopewell Township
- [23.](#) Resolution 2025-5.9 - Resolution Authorizing a Professional Services Agreement with Montrose Environmental for the Completion of the 2024 Right-To-Know Survey

- [24.](#) Resolution 2025-5.10 - Resolution Authorizing Submission of Governor's Council on Alcoholism and Drug Abuse Fiscal Grant July 1, 2025 to June 30, 2026
- [25.](#) Resolution 2025-5.11 - Resolution Authorizing Take Down of Large Tree Near Exclosure Within the Arboretum and Authorizing the Use of Open Space Funds for this Purpose
- [26.](#) Resolution 2025-5.12 - Resolution Authorizing Repair of Trash Vehicle Under State Contract T-2108-A89300
- [27.](#) Resolution 2025-5.13 - Resolution Authorizing Municipal Clerk to Endorse ABC Application By Needle Creek Brewery, LLC for Event on the Property of Howe Commons on Pennington Day
- [28.](#) Resolution 2025-5.14 - Resolution Further Increasing Authorized Expenditures for Special Labor Counsel
- [29.](#) Resolution 2025-5.15 - Resolution Authorizing Block Party on May 25, 2025 From 4Pm to 8PM on Voorhees Avenue

### **PROFESSIONAL REPORTS**

Borough Administrator - GP Caminiti

Borough Attorney - Walter Bliss

Borough Clerk - Betty Sterling

Chief Financial Officer - Sandy Webb

Superintendent of Public Works - Rick Smith

Police - Sergeant Burroughs

### **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.

### **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:

**30.** COAH - Extension of Controls (Jim Kyle/Ed Schmierer)

**31.** Litigation - Hopewell Township PILOT

### **ADJOURNMENT**

**BOROUGH OF PENNINGTON  
MAYOR'S PROCLAMATION**

**WHEREAS**, community service and civic engagement are vital to the health and prosperity of the Borough of Pennington; and

**WHEREAS**, Younity (formerly Womanspace) is the leading non-profit agency serving victims of domestic violence and sexual assault in Mercer County, NJ, with a mission to prevent abuse, protect families, and change lives through empowerment and supportive services; and

**WHEREAS**, the Communities of Light Campaign organized by Younity brings our community together to celebrate unity, hope, and the spirit of giving while raising awareness about domestic violence prevention; and

**WHEREAS**, Kieran John, Chairperson of the Pennington Borough Environmental Commission, has demonstrated exceptional leadership and commitment to our community by organizing Pennington's participation in the Communities of Light Campaign; and

**WHEREAS**, through Kieran John's dedication and organizational efforts, the Borough of Pennington has been able to join neighboring communities in this meaningful campaign that illuminates our streets and hearts alike; and

**WHEREAS**, Kieran John's initiative has fostered community spirit, encouraged neighbor-to-neighbor connections, and promoted the values of kindness and generosity that define our borough; and

**WHEREAS**, Kieran John has been selected to receive the Edwin W. Schmierer Award for Outstanding Volunteer Service at Younity's 29th Annual Awards Dinner on May 15th, 2025, in recognition of his dedication to building safer communities through kindness, service, and connection;

**NOW, THEREFORE, I, JAMES M. DAVY, MAYOR OF THE BOROUGH OF PENNINGTON, do hereby recognize and commend**

**Kieran John**

for outstanding contributions to our community and for embodying the spirit of civic engagement that makes Pennington a special place to live. His leadership with Communities of Light in Pennington and his work to involve the next generation in community service reflect the values we cherish and aspire to uphold.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Borough of Pennington to be affixed this 23rd day of April, 2025.

James M. Davy  
Mayor, Borough of Pennington

BOROUGH OF PENNINGTON  
ORDINANCE #2025 – 8

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 2025

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	\$150,000.00
Borough Clerk	\$49,621.98
Assistant CFO	\$119,063.59
Chief Financial Officer (part time)	\$95.81/hour
Tax Collector (part time)	\$95.81/hour
Technical Assistant to Construction (part time)	\$28.56/hour
Tax Assessor (part time)	\$15,140.28
Zoning Officer (part time)	\$10,000.00
Land Use Admin/Admin Asst.	\$68,500.00
Deputy Registrar	\$175.00 / month
Supt. of Public Works	\$95,878.60
Licensed Water Operator	\$53,501.29
Assistant to Superintendent of Public Works	\$44,151.47
Foreman	\$84,715.63
Judge of Municipal Court	\$14,394.77
Court Administrator (part time)	\$19,998.13
Prosecutor - (Flat Rate per Court Session/per resolution)	\$ 300.00
Public Defender – (Flat Rate per Court Session/per resolution)	\$ 200.00
Court Officer – (Flat Rate per Court Session)	\$75.00
Chief of Police	\$149,383.00
Administrative Assistant – Police Department	\$49.68/hour
Construction Official / Fire Sub-Code	\$31,318.32
Plumbing Sub-Code	\$10,000.00
Electric Sub-Code	\$10,000.00

- 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
<b>Police Department:</b>		
Crossing Guards	\$ 15.13	\$ 29.29
Crossing Guard – Special Events	\$ 40.00 per hour	
Special Police	\$ 17.00 per hour	

<b>Part Time Employees – All Departments:</b>		
Part Time or Temporary	\$ 15.13	\$ 25.00
Part Time/Temporary/Licensed	up to a maximum of	\$ 100.00

**SECTION II: Employee/Personnel Manual.**

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

**SECTION III:**

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

**SECTION IV:**

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

**SECTION V:**

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

Introduced: \_\_\_\_\_  
Advertised: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Published: \_\_\_\_\_

ATTEST:

APPROVED:

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

\_\_\_\_\_  
James Davy, Mayor

BOROUGH OF PENNINGTON  
ORDINANCE #2025-8

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 2025

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

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  
ORDINANCE NO. 2025-9**

**ORDINANCE AMENDING CHAPTER 98 OF THE CODE OF THE  
BOROUGH OF PENNINGTON TO CLARIFY MECHANICAL INSPECTION FEES**

**WHEREAS**, Borough Council seeks to amend Chapter 98 of the Borough Code to clarify Section 98-61 regarding Mechanical Subcode Fees, eliminating the implication that the fees are limited to inspections;

**NOW THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Pennington that Section 98-61 of Chapter 98 of the Code of the Borough of Pennington is hereby amended as follows (with new language underlined and deleted language crossed out):

98-61. Mechanical Subcode Fees.

“For the mechanical fixtures and equipment, the fees shall be as follows:

- A. The fee shall be \$75 for each ~~Mechanical Subcode inspection of each~~ of the following: fuel oil piping connection, gas piping connection, steam boiler, hot water boiler, hot air furnace, oil tank, LPG tank, generator, or other special device.
- B. The fee shall be \$20 for each ~~Mechanical Subcode inspection of a~~ water heater or other fixture.
- C. The fee shall be \$24 for each ~~Mechanical Subcode inspection of a~~ fireplace.
- D. The minimum fee for a ~~Mechanical Subcode inspection~~ shall be \$75.

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

Introduced:

Advertised:

Public Hearing:

Adopted:

Published:

ATTEST:

APPROVED:

Elizabeth Sterling, Borough Clerk

James Davy, Mayor



**BOROUGH OF PENNINGTON  
ORDINANCE NO. 2025-9**

**ORDINANCE AMENDING CHAPTERS 83 AND 98 OF THE CODE OF THE  
BOROUGH OF PENNINGTON RELATING TO MECHANICAL INSPECTION FEES**

**RECORD OF COUNCIL VOTE ON INTRODUCTION**

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

**RECORD OF COUNCIL VOTE ON INTRODUCTION**

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 – 5.1**

**RESOLUTION AUTHORIZING REFUNDS**

**BE IT RESOLVED** that a refund be issued from the Current Fund to ECS Holding LLC, C/O Pretium Property Management, 30 Washington Avenue, Suite B-5, Haddonfield, NJ 08033 for an overpayment of 2<sup>nd</sup> Quarter Taxes for 65 South Main Street, Block 601, Lot 12.01 in the amount of \$24,384.45.

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

## BOROUGH OF PENNINGTON RESOLUTION 2025 – 5.2

### 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 \$ 1,229,099.21 from the following accounts:

Current	\$ 1,083,979.36
W/S Operating	\$ 83,077.04
General Capital	\$ 48,805.60
Grant Fund	\$ 1,072.14
Developer's Escrow	\$ 1,585.63
COAH Trust Fund	\$ 3,318.00
Other Trust Fund	\$ 6,987.84
Animal Control Trust	\$ 15.60
Unemployment Trust	\$ 258.00
<b>TOTAL</b>	<b>\$ 1,229,099.21</b>

#### 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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

TO: Mayor & Council  
 SUBJECT: Time Sensitive Payments  
 Bank of Princeton  
 BILL LIST: 5-May-25

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Current Fund

Wire 12485	25-00340	Payroll Account	\$ 82,163.25
Wire 12489	25-00356	Payroll Acct - HB Active	\$ 17,675.78
Wire 12488	25-00357	Payroll Acct - HB Retired	\$ 10,936.92
Wire 12487	25-00349	Payroll Account - DCRP - Pd 4/15/25	\$ 408.77
	25-00041	Hopewell Regional School District	\$ 813,260.00
Wire 12490	25-00362	State Bureau of Identification	\$ 40.00
Wire 12491	25-00377	Payroll Account	\$ 73,383.38
Wire 12493	25-00379	Payroll Acct - DCRP - Pd 4/30/25	\$ 391.40
			<b>\$ 998,259.50</b>

Water/Sewer Operating

Wire 22486	25-00340	Payroll Account	\$ 14,380.56
Wire 22489	25-00356	Payroll Acct - HB Active	\$ 7,575.33
Wire 22488	25-00357	Payroll Acct - HB Retired	\$ 4,485.40
Wire 22492	25-00377	Payroll Account	\$ 13,638.25
			<b>\$ 40,079.54</b>

Trust Fund

Wire 12486	25-00340	Payroll Account	\$ 1,950.00
Wire 12492	25-00377	Payroll Account	\$ 3,450.00
			<b>\$ 5,400.00</b>

Developer's Escrow

Ck 3332	25-00324	Qun Zhang	\$ 311.77
Ck 3333	25-00325	Emily's Café	\$ 769.86
			<b>\$ 1,081.63</b>

**Total \$ 1,044,820.67**

**BOROUGH OF PENNINGTON**  
Purchase Order Listing By Vendor Name

**Ranges**

Range: First to Last  
Rcvd Batch Id Range: First to Last  
Encumbrance Date Range: First to 12/31/25

P.O. Type: All  
Format: Detail without Line Item Notes  
Include Non-Budgeted: Y  
Vendors: All

Open: N  
Void: N  
Paid: N  
Held: N  
Aprv: N  
Rcvd: Y  
Bid: Y  
State: Y  
Other: Y  
Exempt: Y

**Misc**

**Item Status**

**Purchase Types**

Vendor #	Name	PO Date	Description	Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AM LEONA															
A.M. Leonard, Inc.															
03/28/25															
Tools / Shop Supplies															
25-00295	1 STL27 - Shovel Round Pt D Grip	89.14	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	2 SVF71 - Super Sawtooth 48	79.28	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	3 F905 - Sharpening & Adjustment	39.53	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	4 XL589 - XL Stream Fire Hose	56.32	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	5 STL48 - Shovel Round Pt	86.10	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	6 801PS - True Temper Poly Scoop	77.72	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	7 B4D - Razor Back Fork Spading	66.56	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	8 1382H - Razor Back 4 Tine	97.04	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
	9 31110 - Forged Double Face	47.79	5-01-26-290-000-287	B	STREETS: JIF SAFETY INCENTIVE	FR					03/28/25	04/18/25		C125015153	N
		<b>639.48</b>													
<b>Vendor Total:</b>		<b>639.48</b>													
HOUST005															
Ariel Houston															
25-00008	01/17/25	Court Reporter - 2025													
	7 Court - 4/3/25	100.00	5-01-43-490-000-267	B	MUNICIPAL COURT: Other Services	R					01/17/25	04/25/25		4-3-25	N
	8 Court - 4/17/25	100.00	5-01-43-490-000-267	B	MUNICIPAL COURT: Other Services	R					01/17/25	04/25/25		4-17-25	N
		<b>200.00</b>													
<b>Vendor Total:</b>		<b>200.00</b>													
BAKER															
Baker & Taylor - Books															
25-00135	02/07/25	Purchase of Books - 2025													
	9 L0757713 - March 2025	64.57	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R					02/07/25	04/09/25		L0757713	N
	10 L4222473 - March 2025	82.44	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R					02/07/25	04/09/25		L4222473	N
	11 L5210893 - March 2025	124.71	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R					02/07/25	04/09/25		L5210893	N
	12 L5216443 - March 2025	424.56	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R					02/07/25	04/09/25		L5216443	N
	13 L50233385 - March 2025	58.62	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R					02/07/25	04/09/25		75023385	N
		<b>754.90</b>													
<b>Vendor Total:</b>		<b>754.90</b>													

Item 16.

13

[illegible]

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Contract Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
CGPHL005	CGP&H LLC	Account Continued										
Vendor Total:		2,793.00										
CHAMPION	Champion Tire											
25-00275	03/19/25	Disposal of Used Tires				B						
2 Inv. 031-74955-TireDisposal		448.50	G-02-44-926-000-250	B	Solid Waste Recycling		R	03/19/25	04/21/25		031-74955	N
Vendor Total:		448.50										
CINTAS01	Cintas Corporation											
25-00306	03/31/25	Boro Hall / Sr Center - Feb										
1 Inv. 420030322 - Boro Hall		460.82	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		420030322	N
2 Inv. 4220334132 - Sr Center		90.80	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4220334132	N
3 Account #: 16883507 - Credit		115.50-	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		16883507	N
		436.12										
25-00307	03/31/25	Uniform Rental - Feb 2025										
1 Inv 4220030279 - Janitorial		76.44	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4220030279	N
2 Inv 4220030279 - Uniforms		49.18	5-01-26-290-000-286	B	STREET: Uniforms & Clothing		R	03/31/25	04/18/25		4220030279	N
3 Inv 4220742414 - Uniforms		49.18	5-01-26-290-000-286	B	STREET: Uniforms & Clothing		R	03/31/25	04/18/25		4220742414	N
4 Inv 4220742414 - Janitorial		76.44	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4220742414	N
5 Inv 4221491132 - Janitorial		76.44	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4221491132	N
6 Inv 4221491132 - Uniforms		49.18	5-01-26-290-000-286	B	STREET: Uniforms & Clothing		R	03/31/25	04/18/25		4221491132	N
7 Inv 4222246134 - Janitorial		76.44	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		42224134	N
8 Inv 422246134- Uniforms		49.18	5-01-26-290-000-286	B	STREET: Uniforms & Clothing		R	03/31/25	04/18/25		422246134	N
		502.48										
25-00308	03/31/25	Janitorial - Public Wks - Feb										
1 Inv. 4220030368 - Public Works		175.07	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		422030368	N
2 Inv. 4220742474 - Public Works		165.34	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4220742474	N
3 Inv. 4221491203 - Public Works		138.69	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4221491203	N
4 Inv. 4222246201 - Public Works		35.00	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	03/31/25	04/18/25		4222246201	N
		514.10										
Vendor Total:		1,452.70										
CIVIC005	CIVICPLUS											
25-00043	01/17/25	Inv. 31853 WebSite Annual Fee										
1 Inv. 31853 - Annual Fee		3,519.69	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/Weir			01/17/25	05/02/25		318533	
42	04/14/25	Website Upgrade										
15		4,819.99	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/Weir			04/14/25	05/02/25			

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BOROUGH OF PENNINGTON  
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Vendor #	Name	PO Date	Description	Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
EDMUND01	Edmunds GovTech						Account Continued								
1 Inv. 25-IN4919 - Construction				8,320.00	5-01-22-195-000-250	B	CONSTRUCTION: Consultants		R		04/10/25	04/23/25		25-IN4919	N
Vendor Total:				8,320.00											
25-00316	Elizabethtown Gas	04/04/25	March Billing - 2025												
4 5373269721 - First Aid Bldg.				417.34	5-01-31-430-000-265	B	Electric - Sr. Center		R		04/04/25	04/08/25		MARCH 2025	N
25-00346		04/14/25		0140296831 - Public Works											
1 0140296831 - Public Works				440.25	5-01-31-446-000-205	B	Heat - Public Works Building		R		04/14/25	04/18/25		MARCH 2025	N
25-00351		04/14/25		2807760962 - Sked Street											
1 2807760962 - Sked Street				51.72	5-05-55-502-000-264	B	SEWER: Gas & Electric		R		04/14/25	04/18/25		MARCH 2025	N
Vendor Total:				909.31											
EXCEL005	Excel Environmental Resources														
25-00261		03/17/25	Supp. Remediation - Landfill						B						
5 Inv #25046 - Progress Billing				40,585.92	C-04-23-013-000-201	B	ORD 2023-13 SUPPLEMENTAL LANDR				03/17/25	04/23/25		25046	N
Vendor Total:				40,585.92											
FIDEL005	FIDELITY BURGLAR & FIRE ALARM														
25-00252		03/13/25	Annual Fire Alarm - Sr. Center												
2 Testing				40.00	5-01-26-310-000-228	B	BOROUGH PROP: Maint. Sr Center		R		04/08/25	04/08/25		349081	N
Vendor Total:				40.00											
ATTMOBIL	First Net (AT&T)														
25-00223		03/05/25	MDT Service - Feb 2025												
1 MDT Service - Feb 2025				161.96	5-01-31-440-000-264	B	TELEPHONE - Police		R		03/05/25	04/08/25		287290842947X02	N
Vendor Total:				161.96											
LYNCH005	Frank Lynch														
25-00383		05/01/25	Medicare Reimb. May-July 2025												
1 Medicare Reimb. May-July 2025				555.00	5-01-36-472-000-255	B	Social Security Expense		R		05/01/25	05/01/25		MAY-JULY 2025	N
Vendor Total:				555.00											
GANNLA01	Gann Law Books														
25-00183		02/24/25	NJ Titles 40 & 40A												
1 NJ Titles 40 & 40A - 2025				235.00	5-01-20-120-000-240	B	MUN. CLERK: Office Supplies		R		02/24/25	04/18/25			
2 Shipping				12.00	5-01-20-120-000-240	B	MUN. CLERK: Office Supplies		R		02/24/25	04/18/25			
Vendor Total:				247.00											

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Vendor # P.O. # Item Description	PO Date	Name	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued														
GANNLA01		Gann Law Books												
HAINED05		Hainesport Enterprises, Inc.												
25-00088	01/24/25	Preventative Maint- PW Vehicle						B						
4 Inv. 416200 - Peterbilt 520			1,571.54	5-01-26-305-000-277	B	TRASH: Vehicle Expenses		R		01/24/25	04/25/25		416200	N
Vendor Total:			1,571.54											
HARTEL		HTS Tree Care Professionals												
25-00225	03/05/25	Tree Removal - Knowles St.												
2 Emergency Work - Snapped Tree			400.00	5-01-26-313-000-250	B	SHADE TREE: Tree Pruning / Removal		R		04/08/25	04/08/25		8097	N
Vendor Total:			400.00											
KYLE0005		James Kyle, PP/AICP												
24-00502	06/13/24	Redevelopment - 2 Route 31						B						
4 Inv. 6981 - 2 Route 31			2,000.00	4-01-21-180-000-253	B	PLANNING BOARD: REDEVELOPMENT		R		06/13/24	04/28/25		6981	N
25-00235	03/11/25	Borough Planner - 2025						B						
3 Inv. 6912 - Plan Bd Meeting			270.00	5-01-21-180-000-250	B	PLANNING BOARD: Consultants		R		03/13/25	04/23/25		6912	N
25-00358	04/17/25	Redevelopment Committee Mtg.												
1 Inv. 6911 - Redevelopment			210.00	5-01-21-180-000-253	B	PLANNING BOARD: REDEVELOPMENT		R		04/17/25	04/25/25		6911	N
Vendor Total:			2,480.00											
KULAK010		Kulak Arms & Outfitters LLC												
24-00784	10/08/24	POLICE POLOS												
1 SS POLO SHIRT W/DEPT PATCH			361.62	4-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		10/08/24	04/18/25		INV/2024/00056	N
25-00148	02/11/25	Uniforms - Leubner - 2025						B						
3 Inv. 2025/00144 - Uniforms			449.80	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		03/17/25	04/23/25		2025/00144	N
25-00229	03/06/25	Uniforms - Mark Caruso						B						
2 Inv/2025-00133-Uniforms			661.81	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		03/06/25	04/14/25		INV/2025-00133	N
25-00263	03/17/25	Uniforms - Burroughs - 2025						B						
2 Inv. 2025-00145-Uniforms			510.80	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		03/17/25	04/23/25		2025-00145	N
25-00264	03/17/25	Uniforms - Caruso - 2025						B						
2 INV. 2025-00133-Uniforms			661.81	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		03/17/25	04/23/25		2025-00133	N
25-00266	03/17/25	Uniforms - Thomas - 2025						B						
2 Inv. 2025/00152 - Uniforms			404.64	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		03/17/25	04/23/25		2025/00152	N
25-00339	04/11/25	Uniforms (2024)												
1 Inv/2024/00020 - D'Ascoli			112.84	4-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		04/11/25	04/23/25		INV/2024/00020	N
1 Inv/2024/00057 - Wool Pants			120.00	4-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		04/11/25	04/23/25		INV/2024/00057	N
1 Inv/2024/00144 - Nametape			20.00	4-01-25-240-000-286	B	POLICE: Uniforms & Clothing		R		04/11/25	04/23/25		INV/2024/00144	N

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Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
KULAK010		Kulak Arms & Outfitters LLC			Account Continued								
			252.84										
		Vendor Total:	3,303.32										
SCHMIE01		Mason, Griffin & Pierson											
25-00086	01/24/25	Legal - Planning Board - 2025					B						
7 Inv. 92769 - General Planning		840.00	5-01-21-180-000-261	B	PLANNING BOARD: Legal Services		R		01/24/25	04/18/25		92769	N
25-00322	04/08/25	Special Counsel - COAH					B						
2 Inv. 92768 -COAH - Sp Counsel		525.00	T-03-00-850-853-255	B	Affordable Housing - COAH		R		04/08/25	04/18/25		92768	N
25-00369	04/23/25	Planning/Zoning Board											
1 App# 25-001 12 N. MAIN ST LLC		294.00	E-16-25-001-000-250	B	12 N. Main Street LLC		R		04/23/25	05/02/25		92770	N
2 App #25-002-PETERSVARIANCE		210.00	E-16-25-002-000-250	B	MARY PETERS - CONSULTANTS		R		04/23/25	05/02/25		92815	N
			504.00										
		Vendor Total:	1,869.00										
MCIAUT01		Mercer County Improvement Auth											
25-00076	01/22/25	Recycling - 2025					B						
6 Inv. 108892 - May 2025		7,118.00	5-01-42-103-000-267	B	Recycling Service		R		01/22/25	04/16/25		108892	N
		Vendor Total:	7,118.00										
MERCWR01		Mercer Group International											
25-00071	01/22/25	Bulk Waste - Tipping Fees					B						
5 Inv. 383502 - Bulky Waste		805.98	5-01-26-305-000-291	B	TRASH: Tipping Fees		R		01/22/25	04/28/25		383502	N
		Vendor Total:	805.98										
MGLFOR01		MGL Printing Solutions											
25-00333	04/10/25	Minute Books / Pages											
1 2970-DB - Minute Books		294.00	5-01-20-120-000-240	B	MUN. CLERK: Office Supplies		R		04/10/25	04/25/25			N
2 14" Filler Sheets		164.00	5-01-20-120-000-240	B	MUN. CLERK: Office Supplies		R		04/10/25	04/25/25			N
3 Shipping		28.00	5-01-20-120-000-240	B	MUN. CLERK: Office Supplies		R		04/10/25	04/25/25			N
			486.00										
		Vendor Total:	486.00										
MUNIC010		Municipal Const. Officials NJ											
25-00364	04/21/25	Membership Dues - 2025											
Membership Dues - 2025		75.00	5-01-22-195-000-215	B	CONSTRUCTION: Dues/Licenses		R		04/21/25	04/23/25		DUES 2025	
		Vendor Total:	75.00										

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
NAFTO005 25-00313 1 Membership - Dan Dascoli	NAFTO 04/02/25	Membership - Dan Dascoli 40.00	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education		R		04/02/25	04/21/25	4330	N
Vendor Total:		40.00										
NATIO035 25-00366 1 Community Wildlife Habitat	NATIONAL WILDLIFE FEDERATION 04/22/25	Community Wildlife Hab Cert. 25.00	5-01-27-335-000-255	B	ENVIRONMENTAL COMM. EXPENSE		R		04/22/25	04/23/25		N
Vendor Total:		25.00										
NJDEPTOF 25-00353 1 Dog Report - March 2025	NJ Dept of Health & Sr. Serv. 04/16/25	Dog Report - March 2025 15.60	T-03-00-850-851-255	B	ANIMAL CONTROL - EXPENSES		R		04/16/25	04/16/25	MARCH 2025	N
Vendor Total:		15.60										
NJSHAD01 25-00276 1 Membership Dues - 2025	NJ Shade Tree Federation 03/19/25	Membership Dues - 2025 150.00	5-01-26-313-000-215	B	SHADE TREE: Dues/Licenses/ Educatr				03/19/25	04/18/25	DUES 2025	N
Vendor Total:		150.00										
NJSL0M01 25-00328 1 Employment Ad - Public Works	NJ State League of Municipalit 04/08/25	Employment Ad - Public Works 115.00	5-01-20-100-000-201	B	ADMIN: Advertising		R		04/08/25	04/23/25	SD22263	N
25-00367 1 Mini Conference 2025	04/23/25	Mini Conference 2025 125.00	5-01-20-130-000-220	B	FINANCE: Education		R		04/23/25	04/25/25		N
Vendor Total:		240.00										
NV500005 20-00864 14 Inv. 443875 - Progress Billing	NV5 10/21/20	Streetscape Preliminary Design 8,219.68	C-04-23-015-000-201	B	ORD 2023-15 STREETSCAPE		R		10/16/24	04/28/25	443875	N
Vendor Total:		8,219.68										
ONECALLC 25-00215 4 Inv. 5015504 - Jan 2025	One Call Concepts 03/03/25	One Call - 2025 (Mark outs) 17.16	5-05-55-501-000-275	B	WATER: One Call Messages		R		03/03/25	04/21/25	5015504	N
Vendor Total:		17.16										
Pace Analytical Services, LLC												

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Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Acct Type	Contract Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>Pace Analytical Services, LLC</b>											
<b>Account Continued</b>											
NJANALYT											
25-00140	02/07/25	Water Sampling - 2025			B						
4 Inv. 257109842 - March 2025		2,006.00 5-05-55-501-000-256	B	WATER: Water Analysis		R	02/07/25	04/21/25		257109842	N
<b>Vendor Total:</b>		<b>2,006.00</b>									
<b>Packet Media LLC</b>											
PACKETPU											
25-00002	01/17/25	Inv. IN54366 - Pl. Board Mtg.									
1 Inv. IN54366 - Pl. Board Mtg.		53.35 5-01-21-180-000-201	B	PLANNING BOARD: Advertising		R	01/17/25	04/23/25		IN54366	N
25-00003	01/17/25	Legal Notices - Jan 2025									
1 Ord. 2025-1 - Introduction		30.84 5-01-20-120-000-201	B	MUN. CLERK: Advertising		R	01/17/25	04/21/25		IN54364	N
2 Ord. 2025-2 - Introduction		28.34 5-01-20-120-000-201	B	MUN. CLERK: Advertising		R	01/17/25	04/21/25		IN54367	N
<b>Vendor Total:</b>		<b>59.18</b>									
25-00017	01/17/25	Legal Notice - Prof. Services									
1 Legal Notice - Prof. Services		69.18 5-01-20-120-000-201	B	MUN. CLERK: Advertising		R	01/17/25	04/21/25		IN54365	N
25-00288	03/27/25	Legal Ad -PB3-18-25Actions									
1 Legal Ad -PB3-18-25Actions		31.00 5-01-21-180-000-235	B	PLANNING BOARD: Publications		R	03/27/25	04/23/25		IN56974	N
<b>Vendor Total:</b>		<b>212.71</b>									
<b>Pedroni Fuel Company</b>											
PEDRON01											
25-00344	04/14/25	Inv #: 594658 - No Lead Gas									
1 Inv #: 594658 - No Lead Gas		630.80 5-01-31-460-000-265	B	Gasoline, Motor Fuels & Oil PW		R	04/14/25	04/25/25		594658	N
2 Inv #: 594658 - No Lead Gas		630.80 5-01-31-460-000-266	B	Gasoline - Police		R	04/14/25	04/25/25		594658	N
<b>Vendor Total:</b>		<b>1,261.60</b>									
<b>Vendor Total:</b>		<b>1,261.60</b>									
<b>PENN MEDICINE PRINCETON EAP</b>											
PENNM005											
25-00162	02/19/25	Inv. 6306 - Annual Fee - EAP			B						
3 Inv. 6371- Annual Fee - EAP		225.00 5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeR			03/13/25	04/18/25		6371	N
<b>Vendor Total:</b>		<b>225.00</b>									
<b>Pennington Day</b>											
PENN DAY											
25-00320	04/08/25	3 tables for Pennington Day									
1 Tables for Pennington Day		25.00 5-01-27-335-000-255	B	ENVIRONMENTAL COMM. EXPENSER			04/08/25	04/18/25			N
2 Shade Tree Committ		25.00 5-01-26-313-000-275	B	SHADE TREE: Community Outreach-FR			04/08/25	04/18/25			N
3 Borough Council		25.00 5-01-20-110-000-255	B	MAYOR/COUNCIL: Misc. Expenses		R	04/08/25	04/18/25			N
<b>Vendor Total:</b>		<b>75.00</b>									
<b>Vendor Total:</b>		<b>75.00</b>									

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Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Contract Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PENNNQM01	Pennington Quality Market											
25-00341	04/14/25	Batteries - Public Works										
1 Inv. 00127931 - Batteries		4.39	5-01-26-290-000-240	B	STREETS: Office Supplies/ Equipment	R		04/14/25	04/25/25		00127931	N
Vendor Total:		4.39										
PHOENIX	Phoenix Advisors, LLC											
24-00634	08/06/24	Water Utility Analysis				B						
3 Inv. 17207 - Progress Billing		3,022.50	4-05-55-501-000-250	B	WATER: Consultants (Audit)	R		08/06/24	04/18/25		17207	N
Vendor Total:		3,022.50										
HODULI01	PKF O'CONNOR DAVIES											
25-00244	03/11/25	Audit Services - 2024				B						
7 Inv. 925328 - Progress Billing		625.00	5-05-55-501-000-250	B	WATER: Consultants (Audit)	R		03/11/25	04/14/25		925328	N
8 Inv. 925328 - Progress Billing		9,375.00	5-05-55-502-000-250	B	SEWER: Consultants (Audit)	R		03/11/25	04/14/25		925328	N
9 Audit Services - 2024		7,500.00	5-01-29-390-000-250	B	LIBRARY: Consultant (Auditor)	R		03/11/25	05/02/25		925323	N
Vendor Total:		17,500.00										
PROFACCT	Professional Accountants Inst.											
25-00231	03/06/25	NJ Municipal Grants Process										
1 NJ Municipal Grants Process		100.00	5-01-20-100-000-220	B	ADMIN: Education	R		03/06/25	04/18/25			N
Vendor Total:		100.00										
PSEGAS01	PSE&G											
25-00334	04/10/25	First Aid Bldg - March 2025										
1 77-175-128-07-FirstAidBldg		209.47	5-01-31-430-000-266	B	Electric - First Aid Bldg	R		04/10/25	04/18/25		MARCH 2025	N
25-00347	04/14/25	March Billing - 2025										
1 7341633107 - Well 6		569.72	5-05-55-501-000-264	B	WATER: Gas & Electric	R		04/14/25	04/18/25		MARCH 2025	N
2 7341633204 - PW Garage		7.90	5-01-31-446-000-205	B	Heat - Public Works Building	R		04/14/25	04/18/25		MARCH 2025	N
3 7341633301 - Street Lights		3,381.82	5-01-31-435-000-266	B	Street Lights	R		04/14/25	04/18/25		MARCH 2025	N
4 7341633409 - Sewer Sked St.		156.84	5-05-55-502-000-264	B	SEWER: Gas & Electric	R		04/14/25	04/18/25		MARCH 2025	N
5 7341633506 - Street Lights		67.46	5-01-31-435-000-266	B	Street Lights	R		04/14/25	04/18/25		MARCH 2025	N
6 7341633603 - Kunkel Park		7.90	5-01-31-430-000-264	B	Electric - Boro Hall	R		04/14/25	04/18/25		MARCH 2025	N
7 7341633700 - PW Garage		40.25	5-01-31-430-000-263	B	Electricity - PW Buildings	R		04/14/25	04/18/25		MARCH 2025	N
8 7341633808 - Well 8		545.96	5-05-55-501-000-264	B	WATER: Gas & Electric	R		04/14/25	04/18/25		MARCH 2025	N
9 533905 - Well 5		7.90	5-05-55-501-000-264	B	WATER: Gas & Electric	R		04/14/25	04/18/25		MARCH 2025	N
10 1634006 - Well 7		897.43	5-05-55-501-000-264	B	WATER: Gas & Electric	R		04/14/25	04/18/25		MARCH 2025	N

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PSEGAS01											
PSE&G											
Account Continued											
11 7341634103 - Garage		7.90	5-01-31-430-000-263	B	Electricity - PW Buildings	R	04/14/25	04/18/25		MARCH 2025	N
12 7341634200 - Sr. Center		246.02	5-01-31-446-000-202	B	Gas Heat - Senior Center	R	04/14/25	04/18/25		MARCH 2025	N
13 7341634308 - Sewer - Curils		211.64	5-05-55-502-000-264	B	SEWER: Gas & Electric	R	04/14/25	04/18/25		MARCH 2025	N
14 7341634405 - Well 9		1,094.86	5-05-55-501-000-264	B	WATER: Gas & Electric	R	04/14/25	04/18/25		MARCH 2025	N
15 7359443202 - Boro Hall		527.22	5-01-31-430-000-264	B	Electric - Boro Hall	R	04/14/25	04/18/25		MARCH 2025	N
16 7359443202 - Library		527.22	5-01-29-390-000-264	B	LIBRARY: Gas & Electric	R	04/14/25	04/18/25		MARCH 2025	N
		8,298.04									
Vendor Total:		8,507.51									
PUMPSE01											
Pumping Services, Inc.											
25-00336	04/10/25	Well Repairs									
1 Inv. 1150614 - On Site Repairs		635.55	5-05-55-501-000-226	B	WATER: Equip. Maintenance	R	04/10/25	04/25/25		1150614	N
2 Inv. 1150604- On Site Repairs		487.26	5-05-55-501-000-226	B	WATER: Equip. Maintenance	R	04/10/25	04/25/25		1150604	N
		1,122.81									
Vendor Total:		1,122.81									
RANDI005											
Randi Malkiewicz											
25-00382	05/01/25	Deputy Registrar - 2025									
2 Deputy Registrar - Jan 2025		175.00	5-01-20-120-000-101	B	MUN. CLERK: Salaries	R	05/01/25	05/01/25		JAN 2025	N
3 Deputy Registrar - Feb 2025		175.00	5-01-20-120-000-101	B	MUN. CLERK: Salaries	R	05/01/25	05/01/25		FEB 2025	N
4 Deputy Registrar - March 2025		175.00	5-01-20-120-000-101	B	MUN. CLERK: Salaries	R	05/01/25	05/01/25		MARCH 2025	N
5 Deputy Registrar - April 2025		175.00	5-01-20-120-000-101	B	MUN. CLERK: Salaries	R	05/01/25	05/01/25		APRIL 2025	N
		700.00									
Vendor Total:		700.00									
HOPEW005											
REB333 LLC											
25-00329	04/09/25	CAR 402 REPAIR ORDER #5436									
1 OIL CHANGE MILEAGE 93,992		34.99	5-01-25-240-000-277	B	POLICE: Vehicle Expenses	R	04/09/25	04/18/25		5436	N
2 SHOP SUPPLIES		5.86	5-01-25-240-000-277	B	POLICE: Vehicle Expenses	R	04/09/25	04/18/25		5436	N
3 ENVIRONMENTAL CHARGE		2.75	5-01-25-240-000-277	B	POLICE: Vehicle Expenses	R	04/09/25	04/18/25		5436	N
4 PARTS		76.69	5-01-25-240-000-277	B	POLICE: Vehicle Expenses	R	04/09/25	04/18/25		5436	N
		120.29									
Vendor Total:		120.29									

Item 16.



Vendor #	Name	Description	Amount	Charge Account	Acct Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date												
Item Description													
Account Continued													
SpeedPro Imaging													
SPEED010			290.00	5-01-20-170-000-255	B	Economic Development Expenses		R	04/14/25	04/23/25		INV-8922	N
1 Lawn Signs - Yard Sale			106.20	5-01-20-170-000-255	B	Economic Development Expenses		R	04/14/25	04/23/25		INV-8922	N
2 Sign Riders			40.00	5-01-20-170-000-255	B	Economic Development Expenses		R	04/14/25	04/23/25		INV-8922	N
3 Lawn Stakes			25.02	5-01-20-170-000-255	B	Economic Development Expenses		R	04/14/25	04/23/25		INV-8922	N
4 Rider Signs			461.22										
Vendor Total:			461.22										
State of New Jersey													
STATE002			258.00	T-03-00-850-852-255	B	Unemployment - Expenses		R	04/08/25	04/09/25		2ND QTR 2024	N
25-00321	04/08/25		258.00										
1 Unemployment - 2nd Qtr. 2024			258.00										
Vendor Total:			258.00										
Strahle's Pavement, Striping													
STRAHLES			2,418.00	5-01-26-290-000-271	B	STREETS: Street System / Salt		R	01/22/25	04/21/25		JOB#ST-875	N
25-00062	01/22/25		1,300.00	5-01-26-290-000-271	B	STREETS: Street System / Salt		R	01/22/25	04/21/25		JOB#ST-875	N
1 Labor & Material to restripe			3,718.00										
2 Provide Material & Labor for			3,718.00										
Vendor Total:			3,718.00										
Treasurer, State of NJ													
STOFNJ03			25.00	5-01-50-900-000-202	B	DUE TO STATE-MARRIAGE LICENSER			04/21/25	04/23/25		1ST QTR 2025	N
25-00365	04/21/25		25.00										
1 Marriage Licenses - 1st qtr.			25.00										
Vendor Total:			25.00										
United Site Services													
JOHNNY			326.00	5-01-28-370-000-288	B	RECREATION: Portapot Rental		R	04/16/25	05/01/25		INV-5264960	N
25-00352	04/16/25		326.00										
2 Inv-5264960 - 4/17 to 5/14/25			326.00										
Vendor Total:			326.00										
USA Blue Book													
USABLU01			68.84	5-05-55-501-000-270	B	WATER: Hardware/Minor Tools		R	04/02/25	05/02/25		INV00674153	N
25-00315	04/02/25		492.00	5-05-55-501-000-270	B	WATER: Hardware/Minor Tools		R	04/02/25	05/02/25		INV00674153	N
1 Reed Spring-Loaded C Cutters			126.98	5-05-55-501-000-270	B	WATER: Hardware/Minor Tools		R	04/02/25	05/02/25		INV00674153	N
3 Hach DPD 1 (free) for 10mL			13.05	5-05-55-501-000-270	B	WATER: Hardware/Minor Tools		R	04/02/25	05/02/25		INV00674153	N
4 Fluorescent FLT Yellow/Green			700.87										
5 Freight			700.87										
Vendor Total:			700.87										

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Item 16.

Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
USABLU01		USA Blue Book					Account Continued						
VALENTIN 25-00050		Valentino Roman & Son											
3 Inv. 35106 - Service Call	01/21/25	Clean Wash Bay Area - Qtrly	250.00	5-01-26-290-000-271	B	STREETS: Street System / Salt	B	R	01/21/25	04/25/25		35106	N
		<b>Vendor Total:</b>	<b>250.00</b>										
VALLEY01 25-00327		Valley Oil Company											
1 Inv. 25051 - Diesel Fuel	04/08/25	Inv. 25051 - Diesel Fuel	842.96	5-01-31-460-000-265	B	Gasoline, Motor Fuels & Oil PW	B	R	04/08/25	04/18/25		25051	N
		<b>Vendor Total:</b>	<b>842.96</b>										
VECTO005 25-00188		Vector Solutions											
1 2025 ANNUAL USERS	02/26/25	ANNUAL FEE	1,233.82	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education	R		02/26/25	05/01/25		INV112110	N
		<b>Vendor Total:</b>	<b>1,233.82</b>										
VERIZO01 25-00298		Verizon											
1 609-737-2014-Court	03/31/25	609-737-2014-Court	224.40	5-01-43-490-000-263	B	MUNICIPAL COURT: Telephone	R		03/31/25	04/08/25		MARCH 2025	N
		<b>Vendor Total:</b>	<b>224.40</b>										
VER-NEW 25-00343		Verizon											
1 Inv. 6109897756 - March 2025	04/14/25	Inv. 6109897756 - March 2025	1,094.79	5-01-31-440-000-265	B	TELEPHONE - Administration	R		04/14/25	04/18/25		6109897756	N
		<b>Vendor Total:</b>	<b>1,094.79</b>										
VERIZO01 25-00348		Verizon											
1 609-737-0470-FirstAid	04/14/25	609-737-0470-FirstAid	88.71	5-01-31-440-000-266	B	TELEPHONE: FIRST AID BLDG.	R		04/14/25	04/18/25		MARCH 2025	N
		<b>Vendor Total:</b>	<b>88.71</b>										
BLISSW01 25-00056		Walter R. Bliss Jr., Esquire											
5 Legal Services - April 2025	01/22/25	Legal Services - 2025	5,000.00	5-01-20-155-000-261	B	LEGAL: Legal Services	B	R	02/07/25	04/29/25		APRIL 2025	N
		<b>Vendor Total:</b>	<b>5,000.00</b>										
WRES 25-00344		Water Resource Management											
1 Compliance Officer - 2025	03/21/25	Compliance Officer - 2025					B						

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
WATERRES												
Water Resource Management												
Account Continued												
3 Inv. WPN25M01-2 - Compliance		810.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-2	N
4 Inv. WPN25M01-2 - CCR Report		160.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-2	N
5 Inv. WPN25M01-2 - Ord Review		500.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-2	N
6 Inv. WPN25M01-3 - Compliance		810.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-3	N
7 Inv. WPN25M01-3 - CCR Report		160.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-3	N
8 Inv. WPN25M01-3 - Ord Review		500.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg.	R		03/21/25	04/21/25		WPN25M01-3	N
		<u>2,940.00</u>										
Vendor Total:		2,940.00										
ZOE GRAP												
Zoe Graphics												
25-00319	04/07/25	Business Cards - D. Leubner										
1 Business Cards - D. Leubner		75.00	5-01-25-240-000-205	B	POLICE: Printing	R		04/07/25	04/18/25			N
Vendor Total:		75.00										

Total Purchase Orders: 95 Total P.O. Line Items: 189 Total List Amount: 184,278.54 Total Void Amount: 0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	4-01	2,614.46	0.00	0.00	2,614.46
	4-05	3,022.50	0.00	0.00	3,022.50
Year Total:		5,636.96	0.00	0.00	5,636.96
	5-01	83,105.40	0.00	0.00	83,105.40
	5-05	39,975.00	0.00	0.00	39,975.00
Year Total:		123,080.40	0.00	0.00	123,080.40
	C-04	48,805.60	0.00	0.00	48,805.60
	E-16	504.00	0.00	0.00	504.00
	G-02	1,072.14	0.00	0.00	1,072.14
	T-03	5,179.44	0.00	0.00	5,179.44
Total Of All Funds:		184,278.54	0.00	0.00	184,278.54

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.3**

**RESOLUTION CERTIFYING THAT ALL MEMBERS OF THE BOROUGH COUNCIL OF THE  
BOROUGH OF PENNINGTON HAVE REVIEWED THE SECTIONS OF THE 2024 ANNUAL  
AUDIT ENTITLED GENERAL COMMENTS AND RECOMMENDATIONS**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Borough Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body, and

**WHEREAS**, the Local Finance Board of the State of New Jersey is authorized to prescribe regulations pertaining to local fiscal affairs as per R.S. 52:27BB-34, and

**WHEREAS**, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled **General Comments and Recommendations**; and

**WHEREAS**, the members of the governing body have personally reviewed at a minimum the sections of the Annual Audit entitled **General Comments and Recommendations**, as evidenced by the group affidavit form of the governing body, and

**WHEREAS**, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit as per the regulations of the Local Finance Board, and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

**WHEREAS**, failure to comply with the promulgations of the Local Finance board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 – to wit:

R.S. 52:27BB-52 – “A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director (Director Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, and in addition shall forfeit his office.”

**NOW THEREFORE BE IT RESOLVED**, that the Borough Council of the Borough of Pennington, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey and does hereby certify to the Local Finance Board that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled **General Comments and Recommendations**, and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**Record of Council Vote on Passage**

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Maricante					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 May 5, 2025.

**BOROUGH OF PENNINGTON  
MERCER COUNTY, NEW JERSEY**

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**PART IV  
GENERAL COMMENTS AND RECOMMENDATIONS  
YEAR ENDED DECEMBER 31, 2024**

BOROUGH OF PENNINGTON  
COUNTY OF MERCER  
YEAR ENDED DECEMBER 31, 2024

GENERAL COMMENTS

Contracts and Agreements Required to be Advertised per (N.J.S.A. 40A:11-4)

N.J.S.A. 40A:11-4, as amended, states "Every contract or agreement, for the performance of any work or the furnishing or hiring of any materials or supplies, the cost or the contract price whereof is to be paid with or out of public funds not included within the terms of Section 3 of this act, shall be made or awarded only by the Governing Body of the contracting unit after public advertising for bids and bidding therefore, except as is provided otherwise in this act or specifically by any other law. No work, materials or supplies shall be undertaken, acquired or furnished for a sum exceeding in the aggregate the amount set forth in, or the amount calculated by the Governor pursuant to (N.J.S.A. 40A:11-3c), except by contract or agreement."

It is pointed out that the Borough Council has the responsibility of determining whether the expenditures in any category will exceed the threshold set for the fiscal year and, where question arises as to whether any contract or agreement might result in violation of the statute, the opinion of the Borough Attorney should be sought before a commitment is made.

The bidding threshold for the period under audit was \$44,000.00 in accordance with the provisions of N.J.S.A. 40A:11-3c as the Borough has appointed a Qualified Purchasing Agent.

Purchases, Contracts or Agreements Not Required to be Advertised (N.J.S.A. 40A:11-6.1)

N.J.S.A. 40A:11-6.1 states, "Except contracts which require the performance of professional services, all contracts or agreements which do not require public advertising for bids and the estimated cost or price exceeds fifteen percent of the bid threshold or \$6,600.00, at least two quotations as to the cost or price, whenever practicable, shall be solicited by the contracting agent, and the contract or agreement shall be made with and awarded to the lowest responsible bidder."

Reference is made to the Local Public Contract Guidelines and Local Public Contract Regulations promulgated by the New Jersey Division of Local Government Services in the Department of Community Affairs.

Collection of Interest on Delinquent Taxes and Other Municipal Charges

N.J.S.A. 54:4-47, as amended, provides the method for authorizing interest and the maximum rate to be charged for the nonpayment of taxes or assessments on or before the date when they would become delinquent.

The Governing Body adopted the following resolution in January 2024 authorizing interest to be charged on delinquent taxes, assessments and utility bills:

WHEREAS, R.S. 54:4-66 regulates the due dates for the payment of taxes and assessments, and

WHEREAS, Chapter 105, P.L. 1965, amending R.S. 54:4-67 authorizes the municipalities to provide a grace period not exceeding ten (10) days.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pennington that the Collector is hereby authorized to allow a period of ten (10) days grace from the installment due date before charging interest; after ten (10) days, interest reverts back to the due date, and

BE IT FURTHER RESOLVED that the rate of interest to be charged for the payment of taxes or assessments or sewer and water utility bills, when they become delinquent, shall be at the rate of eight percent (8%) per annum on the first \$1,500.00 of the delinquency, and eighteen percent (18%) per annum in the excess of \$1,500.00 and an additional penalty of six percent (6%) on any delinquency in excess of \$10,000.00 for the prior year.

Tests of the Tax Collector's records indicate that interest was collected in accordance with the provisions of the foregoing ordinance.

## GENERAL COMMENTS

### Delinquent Taxes and Tax Title Liens

A tax sale was held in 2024 and was complete.

### Revenues

Receipts from licenses, fees, fines and costs, etc., for all departments, including the Municipal Court, were checked to the records maintained to the extent deemed necessary. No exceptions were noted.

### Purchase Order System and Encumbrance System

The Borough's budgetary operation is on a full encumbrance system with the exception of payrolls and other direct costs. All purchases are made directly by the purchasing department or subsequently confirmed on an emergency basis. Blanket orders and other outstanding encumbrances were reviewed at the close of the year, and adjustments and cancellations were made where appropriate to reflect actual commitments outstanding for budgetary control. Although our review of purchase orders identified a few instances where goods or services were received before an approved purchase order was issued, the Borough has addressed these issues and implemented corrective actions moving forward. We consider the purchase order system to be operating effectively.

### Cybersecurity

As part of its overall risk management, the Borough reviews security measures in place relating to its Information Technology (IT), including the use of specialized assessments. With the ever increasing challenges relating to cybersecurity, each organization determines what particular assessment or combination of assessments best fits its information security strategy. We suggest management continue to assess risks related to cybersecurity along with utilization of specialized assessments, which would also include a periodic reporting mechanism to those charged with governance.

### Accrued Compensated Absences

The Borough allows for the accrual of unused sick and vacation time, as disclosed in the notes to the financial statements.

### Corrective Action Plan

In accordance with regulations promulgated by the Division of Local Government Services, all municipalities are required to prepare and submit to the Division of Local Government Services a Corrective Action Plan with regard to audit deficiencies. This plan must be approved by formal resolution of the Governing Body and submitted within 60 days from the date the audit is received. No findings were noted for the audit ended December 31, 2023 and therefore no corrective action plan was required.



## GENERAL COMMENTS

### Miscellaneous

A separate report summarizing collections of Dog License Fees and remittances of State Registration Fees was also prepared and filed with the New Jersey Department of Health and the Division of Local Government Services.

A statutory report on the operations of the Municipal Court was prepared as part of our examination and copies were filed with the New Jersey Administrative Office of the Courts, the Division of Local Government Services, the Municipal Court and the Borough Clerk.

A separate report on the operations of the Uniform Construction Code office was also prepared and filed with the New Jersey Division of Local Government Services.

Revenue and receipts were established and verified as to source and amount only insofar as the local records permitted.

In verifying expenditures, computations were tested on claims approved and paid. No attempt was made in this connection to establish proof of rendition, character or extent of services, nor quantities, nature, propriety of prices or receipt of materials, these elements being left necessarily to internal review in connection with approval of claims.

The propriety of deductions for pensions, withholding tax, social security and other purposes from individual employee salaries was not verified as part of this examination.

Activity of the State Unemployment Compensation Insurance Trust Fund, established for the accumulation of pertinent payroll deductions, municipal contributions and interest on deposits, appears in Section "B" of the report.

A copy of this report was filed with the New Jersey Division of Local Government Services.

A summary or synopsis of this report was prepared for publication and filed with the Borough Clerk.

RECOMMENDATIONS

None.

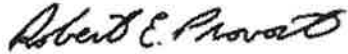
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ACKNOWLEDGEMENT

We received the complete cooperation of all officials of the Borough, and we greatly appreciate the courtesies extended to us.

Should any questions arise as to our comments, please do not hesitate to contact us.

Respectfully submitted,



Robert Provost, CPA  
Registered Municipal Accountant, No. 582  
April 10, 2025

## RECOMMENDATIONS

No Recommendations

\* \* \* \* \*

The above summary or synopsis was prepared from the Report of Audit of the Borough of Pennington, Mercer County, New Jersey for the calendar year 2024. The financial data included in the summary or synopsis is presented in the form prescribed by the Local Finance Board, Department of Community Affairs, State of New Jersey. Readers are cautioned that the summary or synopsis was prepared solely for the purpose of compliance with the public disclosure provisions of N.J.S.A. 40A:5-7 and, accordingly, the summary or synopsis should not be relied upon for any other purpose. The Report of Audit, submitted by Robert Provost, Registered Municipal Accountant, is on file at the Borough Clerk's office and may be inspected by any interested person.

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Betty Sterling  
Borough Clerk

SUMMARY OR SYNOPSIS OF THE YEAR 2024  
REPORT OF AUDIT OF THE BOROUGH OF PENNINGTON  
MERCER COUNTY, NEW JERSEY  
AS REQUIRED BY N.J.S.A. 40A:5-7

Item 17.

<u>ASSETS</u>	<u>CURRENT FUND</u>	<u>TRUST FUND</u>	<u>GENERAL CAPITAL FUND</u>	<u>WATER AND SEWER UTILITY FUND</u>	<u>PAYROLL FUND</u>	<u>GENERAL FIXED ASSETS</u>	<u>DEC. 31, 2024</u>	<u>DEC. 31, 2023</u>
Cash and Investments	\$ 2,053,263.27	\$ 1,115,190.67	\$ 119,673.86	\$ 1,479,624.09	\$ 3,784.53		\$ 4,771,536.42	\$ 4,539,533.39
Accounts Receivable:								
State & Federal Grants Receivable	20,969.85		1,406,583.15				1,427,553.00	1,669,509.74
Taxes, Assessments, Liens & Utility Charges	75,091.13			467,654.40			542,745.53	529,969.31
Interfund Loans	2,500.00		113,544.17				116,044.17	586,404.00
Other Accounts Receivable	2,572.88						2,572.88	4,594.01
Property Acquired for Taxes at Assessed Valuation	17,810.00						17,810.00	17,810.00
Fixed Assets - General						\$ 11,828,532.19	11,828,532.19	11,804,093.69
Fixed Capital - Utility				6,783,866.92			6,783,866.92	6,783,866.92
Fixed Capital - Authorized and Uncompleted - Utility				1,847,173.68			1,847,173.68	1,767,173.68
Deferred Charges to Future Taxation: General Capital Fund			3,986,605.40				3,986,605.40	3,919,335.40
	<u>\$ 2,172,207.13</u>	<u>\$ 1,115,190.67</u>	<u>\$ 5,626,406.58</u>	<u>\$ 10,578,319.09</u>	<u>\$ 3,784.53</u>	<u>\$ 11,828,532.19</u>	<u>\$ 31,324,440.19</u>	<u>\$ 31,622,290.14</u>

LIABILITIES, RESERVES AND FUND BALANCE	CURRENT FUND	TRUST FUND	GENERAL CAPITAL FUND	WATER AND SEWER UTILITY FUND	PAYROLL FUND	GENERAL FIXED ASSETS	DEC. 31, 2024	DEC. 31, 2023
Bonds, Notes & Loans Payable			\$ 2,238,000.00	\$ 989,312.36			\$ 3,227,312.36	\$ 3,584,572.90
Prepaid Taxes, Assessments, Utility Charges and Licenses	\$ 77,757.19						77,757.19	61,782.80
Tax Overpayments	168.62						168.62	168.62
Tax, Assessment, Lien, License and Utility Charge Overpayments				53.44			53.44	53.44
Appropriation Reserves	307,498.94			147,178.72			454,677.66	607,483.30
Reserve for Encumbrances/ Accounts Payable	211,089.86		588,514.32	126,626.72			926,230.90	733,404.45
Other Liabilities	239,651.26			13,846.04	\$ 1,284.53		254,781.83	21,434.26
Amts. Pledged to Specific Purposes		\$ 1,052,253.71	28,283.45	414,000.00			1,494,537.16	1,123,925.52
Escrow Funds		62,936.96					62,936.96	34,396.01
Improvement Authorizations			2,431,342.74	1,408,521.56			3,839,864.30	4,007,516.21
Interfund Loans	114,514.02				2,500.00		117,014.02	586,404.00
Investments in General Fixed Assets						\$ 11,828,532.19	11,828,532.19	11,804,093.69
Reserve for Amortization of Costs of Fixed Capital Acquired or Authorized				6,088,111.81			6,088,111.81	6,102,851.27
Reserve for Certain Assets Acquired or Receivables & Inventories	97,974.01			478,337.04			576,311.05	1,188,428.58
Fund Balance	1,123,553.23		340,266.07	912,331.40			2,376,150.70	1,765,775.09
	<u>\$ 2,172,207.13</u>	<u>\$ 1,115,190.67</u>	<u>\$ 5,626,406.58</u>	<u>\$ 10,578,319.09</u>	<u>\$ 3,784.53</u>	<u>\$ 11,828,532.19</u>	<u>\$ 31,324,440.19</u>	<u>\$ 31,622,290.14</u>

COMPARATIVE STATEMENT OF OPERATIONS AND  
CHANGE IN FUND BALANCE - CURRENT FUND

REVENUE AND OTHER INCOME REALIZED	YEAR 2024	YEAR 2023
Fund Balance Utilized	\$ 578,752.93	\$ 496,084.78
Miscellaneous - From Other Than		
Local Property Tax Levies	718,179.13	835,363.27
Collection of Delinquent Taxes		
and Tax Title Liens	116,915.74	142,777.91
Collection of Current Tax Levy	17,112,904.45	15,960,204.42
Non-Budget Revenue	81,017.00	101,293.25
Interfunds Returned	284,800.00	
Tax Overpayments Cancelled		17,282.37
Unexpended Balance of Approp. Reserves	386,406.92	315,877.92
Taxes Payable Cancelled		4,078.81
	<hr/>	<hr/>
Total Income	19,278,976.17	17,872,962.73
	<hr/>	<hr/>
<u>EXPENDITURES</u>		
Budget Expenditures:		
Municipal Purposes	4,246,427.11	4,195,010.27
County Taxes	3,898,261.00	3,444,801.83
Local School Taxes	9,834,512.00	9,269,377.00
Fire District Taxes	265,302.00	255,287.00
Other Expenditures	52,939.62	52,733.47
Interfund Advance	2,500.00	275,630.83
	<hr/>	<hr/>
Total Expenditures	18,299,941.73	17,492,840.40
Excess in Revenue	979,034.44	380,122.33
Fund Balance January 1	723,271.72	839,234.17
	<hr/>	<hr/>
	1,702,306.16	1,219,356.50
Less:		
Utilization as Anticipated		
Revenue	578,752.93	496,084.78
	<hr/>	<hr/>
Fund Balance December 31	\$ 1,123,553.23	\$ 723,271.72
	<hr/>	<hr/>

**COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE  
IN FUND BALANCE - WATER AND SEWER UTILITY OPERATING FUND**

<b>REVENUE AND OTHER INCOME REALIZED</b>	<b>YEAR 2024</b>	<b>YEAR 2023</b>
Fund Balance Utilized	\$ 393,530.40	\$ 397,007.20
Collection of Water and Sewer Rents	1,630,311.43	1,601,301.75
Miscellaneous - From Other Than Water and Sewer Rents	<u>192,685.87</u>	<u>261,520.61</u>
Total Income	<u>2,216,527.70</u>	<u>2,259,829.56</u>
 <b><u>EXPENDITURES</u></b>		
Budget Expenditures:		
Operating	1,231,000.00	1,323,992.66
Debt Service	118,165.03	113,896.78
Deferred Charges and Statutory Expenditures	389,530.40	172,952.10
Utilized as Anticipated Revenue in Municipal Budget	<u>100,000.00</u>	<u>100,000.00</u>
Total Expenditures	<u>1,838,695.43</u>	<u>1,710,841.54</u>
Statutory Excess to Fund Balance	377,832.27	548,988.02
Fund Balance January 1	<u>895,182.33</u>	<u>743,201.51</u>
	1,273,014.60	1,292,189.53
Less:		
Utilization as Anticipated Revenue	<u>393,530.40</u>	<u>397,007.20</u>
Fund Balance December 31	<u><u>\$ 879,484.20</u></u>	<u><u>\$ 895,182.33</u></u>

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.4**

**RESOLUTION AMENDING REMOTE PUBLIC MEETING PROCEDURES**

**WHEREAS**, by Resolution 2020-11.8, as set forth in Exhibit A to that Resolution titled “Procedures and Requirements for the Conduct of Remote Public Meetings During a Declared Public Health Emergency and/or State of Emergency,” Borough Council adopted standard procedures and requirements governing remote public meetings in compliance with regulations of the State Department of Community Affairs;

**WHEREAS**, Borough Council now seeks to amend the standard procedures and requirements so adopted to provide that Borough Council will conduct all remote meetings and all hybrid meetings **using a remote meeting platform and such other procedures as** set forth in the attached “Amended Procedures and Requirements for the Conduct of Remote Public Meetings During a Declared Public Health Emergency and/or State of Emergency,” (hereafter “Amended Remote Meeting Procedures Document”);

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

1. the attached Amended Remote Meeting Procedures Document is hereby adopted effective immediately;
2. the Amended Remote Meeting Procedures Document shall be attached to the Pennington Borough Council Handbook and Bylaws and incorporated therein.

**Record of Council Vote on Passage**

<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>	<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk



## EXHIBIT A

### PENNINGTON BOROUGH COUNCIL

#### AMENDED PROCEDURES AND REQUIREMENTS FOR THE CONDUCT OF REMOTE PUBLIC MEETINGS DURING A DECLARED PUBLIC HEALTH EMERGENCY AND/OR STATE OF EMERGENCY

##### **PUBLIC MEETINGS:**

[During a declared public health emergency and/or state of emergency, in-person public meetings shall remain the default for public meetings of t] The Borough Council of the Borough of Pennington shall conduct remote and hybrid meetings as set forth below and in compliance with all applicable [Room capacity restrictions and gathering limitations pursuant to] State and/or Federal guidelines and requirements [meant to mitigate the risk of contagious infection shall be followed and enforced].

If the meeting cannot be safely held in-person, or the room capacity and gathering limitations are expected to be insufficient for the public meeting, the meeting shall be conducted remotely, or via a hybrid procedure that incorporates both virtual and limited in-person attendance, subject to all social distancing requirements, by members of the public body, municipal staff and professionals, and members of the public.

The Borough Council will conduct all remote meetings and all hybrid meetings using a remote meeting platform [as live Zoom Webinars or live Zoom Meetings]. The meeting connection information will be available on the Borough's website at <https://www.penningtonboro.org>. Members of the public may [also] view and participate in public comment portion or other applicable session during [in] the meeting by joining [the webinar] via computer, electronic device, or by teleconference in accordance with the capabilities of the remote meeting platform in use.

##### **NOTICE**

Advance notice of the meeting will be provided, specifying the time, date, and location of the meeting consistent with the Open Public Meetings Act (N.J.S.A. 10:4-6), as applicable. The notice will also state the platform or method by which any remote or hybrid meeting will be held, will provide the teleconference number along with the web address or other means of accessing the remote meeting platform, and will include clear and concise instructions for how public comments can be made and where relevant documents, if any, will be made available for viewing. A copy of the notice will be posted on the Borough's website at <https://www.penningtonboro.org>, and on the main entry doors of the Borough Hall, viewable from the outside.

A copy of the notice, meeting agenda (to the extent known), and all documents made available to the public in hard copy or print format, will be available before the meeting for viewing and/or download from the Borough's website at <https://www.penningtonboro.org>.

## **PUBLIC PARTICIPATION**

### ***Electronic or Written Comments in Advance of the Meeting.***

Members of the public may submit comments or questions in advance of the meeting by sending an email to: Betty Sterling, Borough Clerk at [bsterling@penningtonboro.org](mailto:bsterling@penningtonboro.org). Comments may also be submitted in written letter form, delivered to the Borough of Pennington, 30 North Main Street, Pennington, New Jersey 08534. All advance comments must be received by 4:00 p.m. the day of the scheduled meeting.

Comments submitted in advance of the meeting shall be read aloud and addressed during the public comment portion of the meeting in a manner audible to all meeting participants and the public. A [three (3) minute] two (2) time limit will apply to the reading of each written comment. Each comment shall be read from the beginning, until the time limit is reached. Multiple submissions by a member of the public shall be cumulatively treated as one submission for purposes of the time limit. The Borough Council may pass over duplicate written comments however, each duplicate comment shall be noted for the record with the content summarized.

### ***Public Comments and Conduct from Remote or Online Hybrid Participants.***

At the beginning of every remote or hybrid meeting, the Mayor, Borough Administrator or designee shall publicly announce the procedures and requirements for making public comment, along with an explanation of the audio muting function of the [Zoom] remote meeting platform in use during the meeting.

All participants are required to keep their microphones muted until recognized or directed otherwise. The Borough Administrator or meeting host will [engage the Zoom “Mute”] control participant’s microphone function until the public comment portion of the meeting is reached.

Members of the public participating remotely that wish to make a comment are required to utilize the “Raise Your Hand” or similar feature [in Zoom], or if participating by teleconference, by [dialing \*9] following the instructions provided by the Mayor, Borough Administrator or designee at the beginning of the meeting . Once recognized, the participant will be able to unmute their microphone and will be asked to state his/her name and home address before making their comment. The Borough Administrator or meeting host or designee will manage the order of the comments.

[Comments sent via chat will not be accepted and will not be made part of the record or minutes.] No chat feature will be made available during public meetings.

If a remote member of the public becomes disruptive during the meeting, including during any public comment period, the Mayor shall direct that the individual be muted and warn that continued disruption may result in the individual being prevented from speaking during the meeting or may be removed from the meeting. Disruptive conduct includes sustained inappropriate behaviors such as, but not necessarily limited to, shouting, interruption, speaking beyond time limits, and use of profanity. If after receiving an initial warning the individual continues to act in a disruptive manner, the

individual will be muted, and other members of the public will be allowed to provide their comments or questions. If time permits, the disruptive individual will be allowed to speak after all other members of the public have made their comments. Should the person remain disruptive, the individual may be muted, kept on mute for the remainder of the meeting, or removed from the remote or hybrid public meeting.

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.5**

**RESOLUTION GRANTING CONDITIONAL AUTHORIZATION  
FOR LAS PATATAS DE RAFA LLC, DOING BUSINESS AS LA UNICA TO MAINTAIN  
A TEMPORARY OUTDOOR DINING AREA IN THE PUBLIC  
RIGHT- OF- WAY IN 2025**

**WHEREAS**, Rafa Ponce de Leon is the principal owner of Las Patatas de Rafa, LLC, d/b/a La Unica (“La Unica”) a restaurant located at 14 N. Main Street in the Borough of Pennington;

**WHEREAS**, Mr. Ponce de Leon and La Unica have applied to Borough Council for permission to place movable tables and chairs on the sidewalk immediately adjacent to the restaurant, in particular, 3 tables and up to 6 chairs on the Main Street side and driveway sides of the restaurant as shown in the attached sketch;

**WHEREAS**, Borough Council finds that the availability of outdoor dining contributes to the vitality of the Town Center and is consistent with the pedestrian-friendly environment envisioned for this area;

**WHEREAS**, Borough Council determines that approval of the proposed outdoor dining area for La Unica, on a temporary and conditional basis as set forth further below, is in the public interest;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that use of the sidewalk as proposed is hereby ratified and approved and Council further resolves as follows:

1. Rafa Ponce de Leon and La Unica are granted permission to locate 4 tables and up to 8 chairs on the sidewalk immediately adjacent to their restaurant along N. Main Street and the driveway side of the restaurant, provided the following conditions are met and continue to be met:

- A. The tables and chairs shall be arranged as shown on the attached sketch.
- B. The outdoor dining area and affected sidewalk shall at all times be kept clean and free of litter and in compliance with all applicable health regulations.
- C. The outdoor dining area shall not obstruct pedestrian circulation on the sidewalk.
- D. Operation of the outdoor dining area shall comply with the Borough Noise Ordinance, as set forth in Chapter 133 of the Borough Code.
- E. The outdoor dining area may be used only during the operating hours of the restaurant. When the restaurant is not open, all tables and chairs shall be removed from the sidewalk.
- F. Owners must provide receptacles for collection of all garbage generated by outdoor diners and insure that these receptacles are emptied as frequently as needed to avoid overflow.
- G. The outdoor dining area shall not obstruct access to upstairs apartments or other businesses in the building.
- H. Rafa Ponce de Leon and Las Patatas de Rafa LLC, dba La Unica, shall indemnify and hold harmless the Borough of Pennington and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney fees, arising out of the operation of the outdoor dining area approved by this resolution.
- I. Rafa Ponce de Leon and Las Patatas de Rafa LLC, shall at all times have on file with the Borough Clerk a current Certificate of Insurance which certifies that:

(1) the obligation to indemnify and hold harmless the Borough as provided above is insured by an insurance carrier authorized to do business in the State of New Jersey;

(2) the Borough of Pennington and its agents and employees are named as additional insureds under this insurance with respect to claims, damages, losses and expenses arising out of operation of the outdoor dining area; and

(3) the insurance in effect provides (a) at least \$1,000,000. of incurred liability coverage under each of the following types of coverage: general liability; premises liability; products and completed operations liability; personal and advertising injury liability; (b) property liability coverage in the amount of \$50,000.; (c) medical expense coverage in the amount of \$5,000.; (d) workers compensation coverage with the limits required by statute; and (e) employer's liability coverage in the amount of \$500,000. per person/per occurrence.

(4) the Borough will be given 10 days' written notice of any cancellation of this insurance.

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

I. The outdoor dining area complies with all applicable requirements of Section 215-94 of the Borough Code which regulates out door dining areas otherwise permitted by the Code.

2. The conditional authorization for outdoor dining granted by this resolution may be revoked by the Borough at any time, with or without notice to Rafa Ponce de Leon or Las Patatas de Rafa LLC, dba La Unica.. This conditional authorization also shall be subject to such additional or amended conditions as Borough Council may deem appropriate at any time.

3. This conditional authorization shall in any event expire on December 31, 2025.

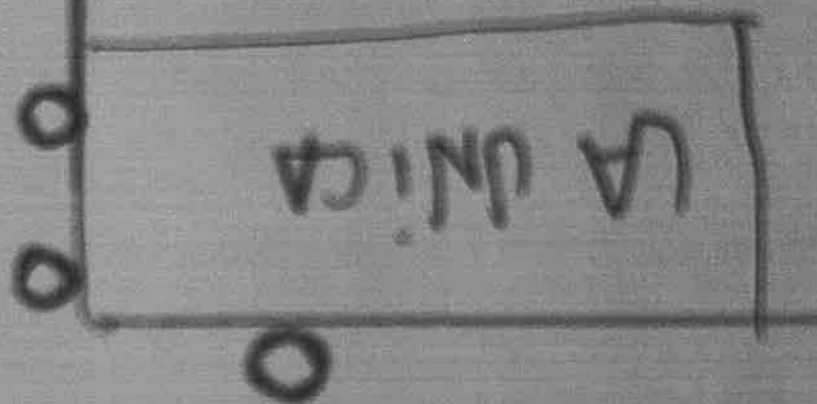
**Record of Council Vote on Passage**

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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

N MAIN STREET



**BOROUGH OF PENNINGTON  
RESOLUTION 2025 -5.6**

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

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

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

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

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

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

**WHEREAS**, the Borough of Pennington intends to utilize the online auction services of GovDeals, Inc. located at [www.govdeals.com](http://www.govdeals.com) ; and

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

**WHEREAS**, all other terms and conditions of the auction of the Surplus Property and agreement with GovDeals, Inc. are available on the GovDeals, Inc’s website, [www.govdeals.com](http://www.govdeals.com) and in the office of the Borough Clerk;

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

1. Pennington Borough, is authorized to sell the surplus personal property that is identified and described on the attached Exhibit A (“Surplus Property”).
2. The Surplus Property shall be sold by public auction without cost to the Borough, through the online auction site of [www.govdeals.com](http://www.govdeals.com), as more fully described in the “Whereas Clauses,” which are incorporated herein as if fully restated.
3. In consideration for auctioning the Surplus Property on Pennington Borough’s behalf, GovDeals, Inc. will be paid 12.5% of the winning bid for each asset sold, paid directly by the successful bidder to GovDeals, Inc.

4. Pennington Borough shall publish in its official newspaper notice of this approved online auction together with a description of the Surplus Property to be sold. The auction shall be held not less than 7 or more than 14 days after the latest publication of the notice.
5. A certified copy of this Resolution shall be sent to the Division of Local Government Services in the Department of Community Affairs in accordance with Local Finance Notice 2019-15.

**Record of Council Vote on Passage**

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk



**EXHIBIT A**

**SURPLUS PROPERTY TO BE SOLD AT PUBLIC AUCTION**

Desk-Mica/Wood-Double Pedestal (129)

Makita Generator (Portable) (176)

Foxboro Recorder Chart (226)

Honeywell Recorder Chart (218)

Partflow MRC 5000 Recorder (227)

Partflow MRC 5000 Recorder (239)

Diaphragm Mud Pump

Land Pride – Brush Hog Mower (366)

2017 – Ford Police Interceptor Utility (393)

Sharp Copier/Fax/Printer MX-M264N (345) (AS IS)

HP Office Jet Pro 8600 (19) (AS IS)

Canon ImageClass MF247DW Printer/Fax Copier (AS IS)

(7) Computer Towers (No Hard Drives) (#4, #18, #373, #370, #371, #372, #383)

(5) Dell Monitors (one with sound bar)

Canon Scanner LIDE 220

Miscellaneous Printer Cartridges/Keyboards/Mouse/Sound Bar

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-5.7**

**RESOLUTION ACCEPTING PLANNING BOARD RECOMMENDATION TO  
DESIGNATE THE AREA IN THE BOROUGH KNOWN AS BLOCK 201, LOTS 6 AND 7  
ON THE BOROUGH TAX MAP AN AREA IN NEED OF REDEVELOPMENT, IN  
ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND  
HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.**

**WHEREAS**, by Resolution 2024-8.6, pursuant to the provisions of the New Jersey Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, Borough Council of the Borough of Pennington directed the Planning Board to conduct a preliminary investigation to determine whether the area of the Borough known as Block 201, Lots 6 and 7 on the Borough Tax Map (hereafter “Study Area”) constituted a non-condemnation area in need of redevelopment, in accordance with the criteria set forth in *N.J.S.A. 40A:12A-5* and further in compliance with the procedural requirements contained in *N.J.S.A. 40A:12A-6*;

**WHEREAS**, the Planning Board has conducted such investigation in compliance with *N.J.S.A. 40A:12A-6*, in that:

1. It commissioned a study and report by the Borough’s Planning Consultants Kyle McManus Associates entitled “Preliminary Investigation Block 201, Lots 6 and 7,” dated September 20, 2024 (hereafter “Kyle McManus Report”) to assist the Board in assessing whether the Study Area or any part of it meets one or more of the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*.
2. The Kyle McManus Report presented a map showing the boundaries of the potential area in need of redevelopment and locations of the various parcels of property included therein, with a statement appended to the map setting forth the basis for the investigation.
3. The Board conducted a public hearing on October 9, 2024 for the purpose of hearing persons who are interested in or would be affected by the determination that the delineated Study Area or part thereof is an area in need of redevelopment, gave notice of the hearing in accordance with *N.J.S.A. 40A:12A-6(b)(3)*, and conducted a hearing on the specified date at which James T. Kyle, PP, AICP (Licensed NJ Professional Planner Number 05667) presented the Kyle McManus Report in detail. There were no objections from the public to designation of the Study Area as a non-condemnation area in need of redevelopment and the Board approved a recommendation of that designation to Borough Council
4. On November 13, 2024, the Board adopted a resolution of memorialization recommending designation of the Property as a redevelopment area (“Resolution of Memorialization – Borough of Pennington Planning Board – Resolution Following a Preliminary Investigation Recommending that Block 201, Lots 6 and 7 on the Pennington Borough Tax Map be Declared an Area in Need of Redevelopment”).

**WHEREAS**, copies of the Kyle McManus Report and the Planning Board’s Resolution of Memorialization are attached to this Resolution and incorporated herein by reference;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that in accordance with the analysis contained in the Kyle McManus Report and its approval by the Planning Board as set forth in its Resolution of Memorialization, Borough Council makes the following findings drawn from the Report (with references to relevant pages):

F1. The Property, designated Block 201, Lots 6 and 7 on the Borough Tax map, consists of approximately 2.8 acres located on the northwest corner of the intersection of Route 31 and West Delaware Avenue, as depicted in the aerial photograph at Figure 1 (p6) of the Kyle McManus Report. The photograph details the location of the parcels studied, with the block and lot designations of those parcels and the lots surrounding them labeled for reference. (p5)

F.2 Lot 6 presently contains a two-story brick office building with bank drive through, parking areas and a detention basin while Lot 7 is vacant and wooded and contains drainage features. (p7)

F.3. Data available from the NJDEP shows there are no wetlands on the property, however a tributary to the Lewis Brook flows roughly east to west through Lot 6. Since FEMA has not studied the Lewis Brook and established a floodway and 100 year flood elevation, more detailed engineering study will be required to establish the regulated areas. There are no known contaminated sites documented by NJDEP in the study area. (p7)

F.4. The area surrounding the Study Area contains Hopewell Valley Central High School and the library to the west, the Global Neurosciences Institute and medical office to the north, a gas station and other commercial uses to the east and commercial uses to the south across West Delaware Avenue. (p7)

F.5. The Property under study is located in the O-B Office Business District. Permitted primary uses include executive or administrative, general business and professional offices, technical training centers, childcare centers and educational uses. (p7)

F-6. The Borough will not seek to condemn any privately-owned properties in connection with any development of the Study Area. (p8)

F-7. A delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in *N.J.S.A. 40A:12A-6*, conditions specified in *N.J.S.A. 40A:12A-5.b* are found:

“The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”

The Kyle McManus Report has determined, through conversations with the owner, that the majority of the building currently on Lot 6 has been vacant for two years, despite extensive efforts by the owner to market the property. The Report further details that at the time of the report, Mercer County had an office vacancy rate of 24.7% in the second quarter of 2024, up from 19.6% for the third quarter of 2023, a trend that does not bode well for successfully leasing the building for office use. As extended vacancy of the building for a period of two years has been demonstrated, Criterion B is met. (p9)

F-8. *N.J.S.A. 40A:12A-3*, defines a “redevelopment area” or “area in need of redevelopment” as follows: “A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.” While Lot 7 on its own has little utility for development of any use, its inclusion can facilitate the most effective redevelopment of Lot 6, as it can contribute valuable land area for parking or stormwater management facilities and should therefore be included in the designated redevelopment area. (p10)

F-9. The recommended boundaries for this proposed “Route 31 and Delaware Redevelopment Area” are shown in Figure 2 at page 11 of the Kyle McManus Report.

F-10. Based on the above findings, and the site inspection, data review, analysis and conclusions described in the Kyle McManus Report, Borough Council accepts the recommendation of the Planning Board to designate Block 201, Lots 6 and 7, in their entirety, a Non-Condemnation Area in Need of Redevelopment under the New Jersey Local Redevelopment and Housing Law.

**BE IT FURTHER RESOLVED** that the Borough Administrator and Borough Clerk are hereby directed as follows:

1. the Borough Clerk shall forward for review and approval, no later than 10 days after adoption, a certified copy of this Resolution to the Commissioner of Community Affairs, which must be approved or disapproved by the Commissioner within 30 days or same shall be deemed approved;
2. the Borough Clerk shall issue within 10 days, on behalf of Borough Council, a notice of determination to any property owners within the delineated area and any person who filed a written objection and specified an address to which a notice of determination must be sent,
3. the Borough Administrator, in consultation with the Borough Planning Consultant, shall prepare and advertise a request for proposals seeking responses from qualified developers that shall include conceptual plans for redevelopment of the redevelopment area.

**Record of Council Vote on Passage**

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Marciante				
Chandler					Stern				
Rubenstein					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 March 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025-5.8**

**RESOLUTION AUTHORIZING AGREEMENT WITH JAY C. S. NEARY  
CONCERNING SEWER CONNECTION FOR 115 LEWIS BROOK ROAD  
IN HOPEWELL TOWNSHIP**

**WHEREAS**, Jay C. S. Neary is the owner of a single-family house at 115 Lewis Brook Road in Hopewell Township;

**WHEREAS**, the house at 115 Lewis Brook Road is served by a functioning septic system;

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

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

**WHEREAS**, Borough Council agrees to permit this house to be connected to the Pennington sewer collection system based solely on the unique circumstances of this property explained in the attached written Agreement;

**WHEREAS**, the attached Agreement also sets forth the terms and conditions agreed upon affecting this property;

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

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.9**

**RESOLUTION AUTHORIZING A PROFESSIONAL  
SERVICES AGREEMENT WITH MONTROSE ENVIRONMENTAL FOR THE COMPLETION  
OF THE 2024 RIGHT TO KNOW SURVEY**

**WHEREAS**, the Borough Council of the Borough of Pennington seeks to retain the services of Montrose Environmental, licensed engineers, to assist the Borough in completion of the 2023 Right To Know Survey;

**WHEREAS**, a copy of the Montrose proposal, dated April 4, 2025, is annexed to this resolution;

**WHEREAS**, the contemplated services include inventory of areas that contain hazardous chemicals, completion of the 2024 Right to Know Survey for each area, together with update of the Written Hazard Communications Plan (Tasks 1 and 2 in attached proposal);

**WHEREAS**, the areas inventoried for hazardous chemicals will include:

1. Borough Hall/Library/Police Dept.
2. Senior Citizen Center
3. Public Works Garage
4. Well House 4 & 5
5. Well House 6
6. Well House 7
7. Well House 8 & 9

**WHEREAS**, Montrose Environmental will prepare the appropriate number of surveys and distribute them to all required state and local agencies as well as provide a copy for the Borough files; and

**WHEREAS**, Montrose Environmental has agreed to perform Tasks 1 and 2 for the lump sum amount of \$3,415.00;

**WHEREAS**, the attached Montrose proposal includes additional tasks (“Additional Tasks”) which may be optional, namely tasks 3 and 3a, as described on page 2 and priced on page 3 of the proposal;

**WHEREAS**, Borough Council wishes to authorize the Mayor and the Borough Clerk, as appropriate, to obtain the performance of either or both of the Additional Tasks as may be legally required;

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the Mayor and Borough Clerk of the Borough are hereby authorized to issue one or more purchase orders or enter into one or more agreements with Montrose Environmental to ensure performance of Tasks 1 and 2 at the cost of \$3,415.00 and to issue or enter into such additional purchase orders or agreements as needed to obtain performance of such of the Additional Tasks as may be legally required, at the price or prices indicated in the proposal, not to exceed \$1,850.00 for said Additional Tasks.

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.10**

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO GOVERNOR'S  
COUNCIL ON ALCOHOLISM AND DRUG ABUSE FOR FISCAL  
GRANT JULY 1, 2025 TO JUNE 30, 2026**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Council of the Borough of Pennington, County of Mercer, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore along with Hopewell Township and Hopewell Borough has an established Municipal Alliance Committee, known as the Hopewell Valley Municipal Alliance; and

**WHEREAS**, through the Municipal Alliance the three municipalities are acting as a consortium seeking a grant for their work from the County of Mercer for fiscal year July 1, 2025 through June 30, 2026;

**WHEREAS**, Mercer County has issued a letter of intent allocating \$17,058.00 to the Municipal Alliance for this grant year;

**WHEREAS**, this grant money requires of the Alliance municipalities a 25% cash match equal to \$4,264.50 and a 75% in-kind match valued at \$12,793.50;

**WHEREAS**, Pennington's share of the cash match is \$1,500.00;

**WHEREAS**, the Borough CFO has certified that funds for Pennington's share of the cash match is available in line #5-01-42-104-000-267;

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

1. Application for and acceptance of the aforesaid grant funds by and on behalf of the Borough of Pennington is hereby authorized and approved, with the understanding that the grant in the total amount of \$17,058, including \$4,264.50 cash match and \$12,793.50 in-kind, will entail a Borough cash share of \$1,500; and
2. The terms and conditions for administering the grant, including administrative compliance and audit requirements are hereby acknowledged; and
3. The Mayor is hereby authorized to sign this Resolution on behalf of Pennington in compliance with grant requirements.

**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				

I, Elizabeth Sterling, Municipal Clerk of the Borough of Pennington, County of Mercer, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Borough Council on this 5<sup>th</sup> Day of May 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

\_\_\_\_\_  
James Davy, Mayor



## MEMORANDUM

To: Jim Davy, Pennington Borough Mayor

From: Heidi Kahme, Municipal Alliance Coordinator

Subject: Municipal Alliance Fiscal Grant July 1, 2025 to June 30, 2026

Date: April 23, 2025

Cc: Betty Sterling

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The Hopewell Valley Municipal Alliance is proceeding with its' grant submission to the County of Mercer for funding fiscal July 1, 2025 through June 30, 2026. The three municipalities making up Hopewell Valley are acting as a consortium, and the application must include resolutions from each municipality and signatures from each mayor.

Mercer County has issued a [Letter of Intent](#) allocating \$17,058.00 for this grant year. Pennington Borough's Cash Match contribution is \$1500.00.

We would appreciate passage of the attached resolution at your next Council meeting. Also required is your signature in MAGS (Municipal Alliance Grant System) acknowledging submission of the grant. Login in information was provided in the cover email. If you could please sign once Pennington Borough's resolution has passed.

Signing off acknowledges abiding by [Statement of Assurances](#) and [Fiscal Requirements](#).

Please feel free to contact me by email [hvmunicipalalliance@gmail.com](mailto:hvmunicipalalliance@gmail.com) if you should have any questions.

Thank you for your continued support.



**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.11**

**RESOLUTION AUTHORIZING TAKE DOWN OF LARGE TREE NEAR ENCLOSURE WITHIN  
THE ARBORETUM AND AUTHORIZING THE USE OF  
OPEN SPACE FUNDS FOR THIS PURPOSE**

**WHEREAS**, the Borough of Pennington acquired a parcel of land behind the Tollgate Elementary School as Open Space; and

**WHEREAS**, the Borough is developing this parcel as an Arboretum; and

**WHEREAS**, the Arboretum Committee has determined that there is a large tree near the enclosure within the Arboretum that needs attention; and

**WHEREAS**, the Superintendent of Public Works solicited a quote from HTS Tree Care Professionals to perform the services required related to the remove the large tree; and

**WHEREAS**, a copy of quote #6905 from HTS Tree Care Professionals, LLC in the amount of \$3,200.00, is attached to this Resolution; and

**WHEREAS**, Pennington citizens have authorized the creation of an Open Space Trust Fund in accordance with N.J.S.A. 40:12-15.7, which authorizes use of such funds for, among other things, development and maintenance of lands acquired for recreation and conservation purposes, as determined by the governing body of the municipality;

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the Open Space Fund for this purchase;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the aforesaid services by HTS Tree Care Professionals, LLC, pursuant to the attached quote #6905, are hereby authorized for an amount not to exceed \$3,200, and the Chief Financial Officer and Borough Clerk are further authorized to execute such purchase orders and other documents as are needed to effectuate the work.

**Record of Council Vote on Passage**

<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>	<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>
Angarone					Rubinstein				
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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.12**

**RESOLUTION AUTHORIZING REPAIR OF TRASH VEHICLE  
UNDER STATE CONTRACT T-2108-A89300**

**WHEREAS**, the Superintendent of Public Works has identified the need for substantial repairs to the 2005 Peterbilt garbage truck with VIN #2NP3LNOX5AM108495 because of preventative maintenance inspection performed by Hainesport Enterprises, Inc. (“Hainesport”); and

**WHEREAS**, Hainesport holds a State Contract for Maintenance and repair for Heavy Duty Vehicles (Class 5 or higher, over 15,000 lb GWR) identified as State Contract T-2108-A89300 (“State Contract”); and

**WHEREAS**, the attached April 21, 2025 quote for these repairs by Hainesport in the net amount of \$20,194.47 is covered under the State Contract; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this expenditure under line # 5-01-26-305-000-277 (Trash);

**NOW, THEREFORE, BE IT RESOLVED**, that Borough Council of the Borough of Pennington hereby authorizes repair of the 2005 Peterbilt garbage truck by Hainesport Enterprises, Inc., d/b/a Hainesport Auto & Truck at the cost not to exceed \$20,194.47.

**Record of Council Vote on Passage**

<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>	<b>COUNCILMAN</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.13**

**RESOLUTION AUTHORIZING MUNICIPAL CLERK TO ENDORSE ABC APPLICATION BY  
NEEDLE CREEK BREWERY, LLC FOR EVENT ON THE PROPERTY OF HOWE COMMONS  
ON PENNINGTON DAY**

**WHEREAS**, Needle Creek Brewery, LLC, located in Hopewell Township (Titusville), NJ (“Applicant”) is applying to the State Division of Alcoholic Beverage Control (ABC) for a Limited Brewery Off-Premises Event Permit (File #768682) authorizing an event on Pennington Day, May 17, 2025;

**WHEREAS**, “Pennington Day” is an annual event solely sponsored and hosted by Pennington Day NJ Inc., a 501(c)(3) nonprofit corporation with no connection to the Borough of Pennington;

**WHEREAS**, the proposed location of the Applicant’s one-day event is Howe Commons, 65 S. Main Street in Pennington;

**WHEREAS**, the proposed hours of the Applicant’s event are from 10:00 am to 5:00 pm;

**WHEREAS**, the Applicant’s event will feature a cash bar selling malt alcoholic beverage in 16-ounce containers within a fenced-in area depicted in the Applicant’s attached sketch;

**WHEREAS**, ABC requires the Applicant to address age verification to prevent underage consumption; “pass-off” controls; prevention of intoxication; identification of security personnel, duties, numbers and experience; and confirmation that all servers shall be employees of the Applicant and shall be certified by a nationally- recognized server training program;

**WHEREAS**, Applicant represents that for security there will be a fenced-in area with only one entrance/exit; a staff member will be at the door checking ID’s to make sure no one under 21 is allowed inside the beer garden; Pennington Police will be on the grounds, in numbers approved by the Officer in Charge, and they will patrol and be available to help should any incident arise; beer will not be allowed to leave the fenced-in area; related signs will be posted at the one entrance/exit and the ID checks will ensure nothing leaves the beer garden; pass-off controls will not be necessary because no one underage will be permitted in the premises;

**WHEREAS**, all of Applicant’s staff are TIPS certified bartenders and will follow the intoxication safeguards that are practiced at the brewery, all staff to be wearing a Needle Creek Brewery T-shirt to identify them;

**WHEREAS**, five (5) of Applicant’s staff will be at the event, one (1) checking ID’s, one (1) pouring beer, one (1) taking orders, one (1) working the register and one (1) manager;

**WHEREAS**, the Applicant represents that consent for the event at this location has been provided by Hayle Knepple Property Manager, Premium Property Management, LLC;

**WHEREAS**, ABC requires that the application for this permit be endorsed by the Officer in Charge (Pennington’s highest ranking Police official) and the Borough Clerk;

**WHEREAS**, the purpose of this Resolution is to authorize the endorsement by the Borough Clerk subject to conditions;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the Borough Clerk is hereby authorized to endorse the above-described application of Needle Creek Brewery, LLC, on the following conditions:

1. that the application be amended to provide that operations shall end at 3:00 PM;
2. that the application as amended be endorsed by the Officer in Charge of the Pennington Police Department (Pennington's highest ranking Police Officer), subject to assignment of such paid detail police personnel as may be designated by him;
3. that the Applicant provide a certificate of liability insurance confirming adequate general liability, liquor law liability and automobile liability insurance with minimum limits of \$1 million per occurrence, employer's liability insurance with minimum \$500,000 per occurrence, and workers compensation coverage as required by law;
4. that Applicant's application be approved by ABC ; and
5. that Applicant complies with all representations made in support of its application and such additional requirements as may be imposed by the ABC.

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.14**

**RESOLUTION FURTHER INCREASING AUTHORIZED EXPENDITURES FOR  
SPECIAL LABOR COUNSEL**

**WHEREAS**, by Resolution 2023-6.9 Borough Council authorized retention of Special Labor Counsel, in a pending employee disciplinary matter at the rate of \$200 per hour for attorneys and \$125 per hour for paralegals and a projected total cost of \$30,000; and

**WHEREAS**, by Resolution 2024-2.15, Borough Council authorized an additional \$35,000 for the services and expenses of Special Labor Counsel, increasing projected total cost to \$65,000;

**WHEREAS**, by Resolution 2024-5.11, Borough Council authorized an additional \$7,300 for attorney and other professional services relating to this matter; and

**WHEREAS**, by Resolution 2024-12.11, Borough Council authorized an additional \$6,000 for attorney and other professional services relating to this matter; and

**WHEREAS**, Council is advised by the Special Counsel that its budget should now be increased an additional \$6,000.00 for attorney and other professional services relating to this matter; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that \$3,520.00 is available for this purpose in the Legal Consultants line #5-01-20-155-000-250;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that the authorized expenditures for Special Labor Counsel in 2025 shall be increased by \$6,000, with all other provisions of the Borough's professional services agreement with Special Labor Counsel remaining unchanged.

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON  
RESOLUTION 2025 – 5.15**

**RESOLUTION AUTHORIZING BLOCK PARTY ON MAY 25, 2025 FROM 4 PM  
TO 8 PM ON VOORHEES AVENUE**

**WHEREAS**, Alan Hockenjos has applied to the Borough of Pennington for permission to close the street known as Voorhees Avenue in the Borough on May 25, 2025 beginning at 4 PM and ending at 8 PM for a block party on Voorhees Avenue for an estimated 60 people;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, that this application by Alan Hockenjos is approved subject to the following conditions:

1. The road closure on the dates and at the times indicated must be approved by the Pennington Borough Police Department and comply with its directives.
2. Each property owner affected by the closure shall be notified in writing substantially in advance of the closure.
3. There must be access for emergency vehicles at all times.
4. All local noise ordinances must be observed.

**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 May 5, 2025.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk