



REGULAR COUNCIL MEETING - SEPTEMBER 2, 2025

AGENDA

Tuesday, September 02, 2025 at 7:00 PM
Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - Betty Sterling

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

OPEN PUBLIC MEETINGS STATEMENT

Notice of this meeting has been given to the Hopewell Valley News, Trenton Times and was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

OPEN TO THE PUBLIC

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

MAYOR'S BUSINESS

1. Resignation - Bronwyn Haley from Economic Development
2. Resignation - Ruth Sullivan - Parks & Recreation

MAYOR'S APPOINTMENTS

3. Move Beatrice Anduze-Farris from Alternate 1 to unexpired 1 year term ending December 31, 2025
4. Move Rafael Ponce de Leon from Alternate 2 to unexpired 1 year term ending December 31, 2025

OATH OF OFFICE

5. Oath of Office - Trevor Carlton

APPROVAL OF MINUTES

6. Work Session Meeting - May 27, 2025
7. Regular Council Meeting - June 2, 2025
8. Special Council Meeting - June 12, 2025
9. Regular Council Meeting - July 7, 2025
10. Joint Meeting - Planning Board/Borough Council - June 24, 2025
11. Work Session Meeting - July 28, 2025
12. Regular Council Meeting - August 4, 2025

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

13. Closed Session Minutes - May 27, 2025
14. Closed Session Minutes - July 7, 2025
15. Closed Session Meeting - July 28, 2025

ORDINANCES FOR INTRODUCTION

- [16.](#) Ordinance 2025-13 - An Ordinance Amending Ordinance 2025-8 to Provide for and Determine the Rate of Compensation of Officers and Employees of the Borough of Pennington, County of Mercer, State of New Jersey for the Year 2025

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

- [17.](#) Ordinance 2025-11 - Bond Ordinance Providing for the Acquisition of a Garbage Truck in and by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$470,000 Therefor and Authorizing the Issuance of \$446,500 Bonds or Notes of the Borough to Finance Part of the Cost Thereof.
- [18.](#) Ordinance 2025-12 - Ordinance Amending Section 215-81, of the Borough Code Extending Operating Hours of the Licensed Cannabis Retailer in the Borough from 8:00 pm to 9:00 pm

COMMITTEE REPORTS

19. **Personnel / Economic Development** - Ms. Angarone
20. **Public Works / Planning Board / Historic Preservation** - Ms. Stern
21. **Finance / Public Safety / Arboretum / Landfill** - Mrs. Chandler
22. **Environmental Commission / Library / Shade Tree** - Mr. Rubenstein
23. **Parks & Recreation** - Mr. Marciante
24. **Board of Health / Net Zero Subcommittee** - Mr. Valenza

25. Senior Advisory - Ms. Angarone/Mr. Marciante

NEW BUSINESS

- 26.** Resolution 2025-9.1 - Resolution Authorizing Refunds
- 27.** Resolution 2025-9.2 - Resolution Authorizing Payment of Bills
- 28.** Resolution 2025-9.3 - Resolution Authorizing Municipal Clerk to Endorse ABC Application By Trenton Cyrus Foundation Lodge #5 for Social Affairs Event on October 11, 2025
- 29.** Resolution 2025-9.4 - Resolution Authorizing Hunting on Designated Properties as Part of the Borough's Deer Management Program
- 30.** Resolution 2025-9.5 - Resolution Authorizing Clean-up Within the Arboretum and Authorizing the Use of Open Space Funds for This Purpose
- 31.** Resolution 2025-9.6 - Resolution Recognizing the Increase of the Bid Threshold to \$53,000 Pursuant to State Law
- 32.** Resolution 2025-9.7- Authorizing Block Party - N. Riding.
- 33.** Resolution 2025-9.8 - Resolution Authorizing Block Party on October 4, 2025 (Rain Date, October 5, 2025) From 2PM to 10PM on East Welling Avenue
- 34.** Resolution 2025-9.9 - Resolution Authorizing Revised Terms for Purchase of Hydrant and Other Water Distribution System Supplies From Raritan Pipe & Supply Co. Through Cooperative Pricing System Agreement with the North Jersey Wastewater Cooperative Pricing System, Revoking Resolution 2025-7.12

COUNCIL DISCUSSION

- 35.** Update on New Legislation Regarding Public Notices
- 36.** Communication Update (Nadine/Kati)
 - 1. Send out agendas in e-mail for Council Meetings and Work Sessions
 - 2. Develop an "explainer" about work sessions and Council sessions explaining the schedule and when people can speak
 - 3. Let people know that they can request copies of meetings.
 - 4. Publish "explainer" in a permanent site on website and in newsletter
 - 5. Other suggestions for increasing public engagement
- 37.** Burd Street/Ingleside - Mercer County Traffic Data Analysis
- 38.** Developer Presentation Regarding Wells Fargo Site / Draft of Redevelopment Plan for Wells Fargo Site - (Jim Kyle)
- 39.** Railroad Place Milling & Paving - (GP Caminiti)

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 Daryl Burroughs

OPEN TO THE PUBLIC

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CLOSED SESSION

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

- 40. Tax Appeal - Verizon
- 41. Open Space Acquisition - Green Acres Response
- 42. Attorney / Client - PILOT Litigation

RETURN TO OPEN SESSION

- 43. Resolution 2025-9.10 - Resolution Authorizing (1) Petition for Certification to Supreme Court in Hopewell Borough, et al vs. Hopewell Township, et al (Appellate Docket No. A-3806) and (2) The Printing and Submission of Documents by Counsel Press

ADJOURNMENT

BOROUGH OF PENNINGTON
ORDINANCE #2025 – 13

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

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

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

SECTION I: EMPLOYMENT POSITIONS/ANNUAL COMPENSATION

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

Borough Administrator	\$150,000.00
Borough Clerk	\$49,621.98
Assistant CFO	\$119,063.59
Chief Financial Officer (part time)	\$95.81/hour
Tax Collector (part time)	\$95.81/hour
Technical Assistant to Construction (part time)	\$28.56 <u>\$31.56</u> /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
Police Department:		
Crossing Guards	\$ 15.13	\$ 29.29
Crossing Guard – Special Events	\$ 40.00 per hour	
Special Police	\$ 17.00 per hour	
Part Time Employees – All Departments:		
Part Time or Temporary	\$ 15.13	\$ 25.00
Part Time/Temporary/Licensed	up to a maximum of	\$ 100.00

SECTION II: Employee/Personnel Manual.

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

SECTION III:

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

SECTION IV:

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

SECTION V:

This ordinance shall take effect upon final adoption and publication according to law, but the salaries herein provided for shall be retroactive to January 1, 2025 if appropriate, except the hourly increase for the Technical Assistant to Construction shall be retroactive to August 5, 2025.

Introduced:

Advertised:

Public Hearing:

Adopted:

Published:

ATTEST:

APPROVED:

Elizabeth Sterling, Borough Clerk

James Davy, Mayor

BOROUGH OF PENNINGTON
ORDINANCE #2025-13

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

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 2025-11**

**BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A
GARBAGE TRUCK IN AND BY THE BOROUGH OF PENNINGTON,
IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING
\$470,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$446,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART
OF THE COST THEREOF.**

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$470,000, including the sum of \$23,500 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$446,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of a garbage truck, including all related costs and expenditures incidental thereto.

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

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

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

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

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

- (a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

- (d) An aggregate amount not exceeding \$27,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

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

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

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

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

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

Introduced:

Advertised:

Public Hearing:

Adopted:

Published:

ATTEST:

APPROVED:

Elizabeth Sterling, Borough Clerk

James Davy, Mayor

BOROUGH OF PENNINGTON
ORDINANCE 2025-12

ORDINANCE AMENDING SECTION 215-81, OF THE BOROUGH
CODE EXTENDING OPERATING HOURS OF THE LICENSED
CANNABIS RETAILER IN THE BOROUGH
FROM 8:00 PM TO 9:00 PM

WHEREAS, Section 215-81 of the Borough Code authorizes no more than one cannabis retailer in the Borough;

WHEREAS, that retailer, known as “Jersey Meds”, is owned by Jersey Meds Management LLC and is located at 7 Route 31 North in the Pennington Square Shopping Center, in the Business-Highway (B-H) zoning district;

WHEREAS, Jersey Meds has been in operation since 2023 and has been a productive and responsible member of the Pennington community;

WHEREAS, the State statute authorizing establishment of a store for the retail sale of recreational cannabis N.J.S.A 24:61-31 et seq, permits the municipality to regulate hours of operation;

WHEREAS, Section 215-81 of the Borough Code provides in Section D (1) that the operating hours for the licensed retail facility shall be between 9:00 am and 8:00 pm daily;

WHEREAS, with continued growth of Jersey Meds’ clientele have come requests for longer hours from customers who would benefit from extended evening hours, particularly those with non-traditional work schedules or evening availability;

WHEREAS, Jersey Meds has therefore asked for extension of its operating hours to 9:00 pm;

WHEREAS, this one-hour extension of operating hours is compatible with the operating hours of other business establishments in Pennington Square, some of which extend to 10:00 pm, and is otherwise a reasonable accommodation for a growing and responsible local business;

NOW, THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Pennington, that Section 215-81, Subsection D(1), of the Code of the Borough of Pennington is hereby amended (with new language underlined and deleted language crossed out) as follows:

“The operating hours of the licensed retail facility shall be between 9:00 a.m. and ~~8:00~~ 9:00 p.m. daily. It shall be unlawful for any person to sell or dispense cannabis or cannabis products in any licensed retail facility at any time other than between these hours.”

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
RESOLUTION 2025 – 9.1**

RESOLUTION AUTHORIZING REFUNDS

BE IT RESOLVED that a refund be issued from the Developer's Escrow Fund to Frontier Development LLC, 5 Pennington LLC, 2950 SW 27th Avenue, Suite 300, Miami, FL 33133 for the balance of escrow account 22-009 in the amount of \$500.37.

BE IT RESOLVED that a refund be issued from the Developer's Escrow Fund to Jay Neary, 115 Lewisbrook Road, Pennington, NJ 08534, for the balance of escrow account 23-002 in the amount of \$2,250.24.

BE IT RESOLVED that a refund be issued from the Other Trust Fund to Tricia Krajunas, 217 Pleasant Valley Road, Titusville, NJ 08560, for a refund of Security Deposit for Kunkel Park reservation on 6/22/25 in the amount of \$500.00.

BE IT RESOLVED that a refund be issued from the Other Trust Fund to Megan Riddlesberger, 1 Reigate Way, Titusville, NJ 08560, for a refund of Security Deposit for Kunkel Park reservation on 8/3/25 in the amount of \$500.00.

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 2, 2025.

Elizabeth Sterling, Borough Clerk

BOROUGH OF PENNINGTON RESOLUTION 2025 – 9.2

AUTHORIZING PAYMENT OF BILLS

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Pennington that the bills be paid on audit and approval of the Mayor, the Appropriate Council Member and the Treasurer in the amount of \$ 3,471,779.74 from the following accounts:

Current	\$ 3,361,271.37
W/S Operating	\$ 43,890.74
General Capital	\$ 17,597.50
Grant Fund	\$ 6,688.53
Open Space Fund	\$ 4,500.00
COAH Trust Fund	\$ 710.50
Unemployment Trust Fund	\$ 61.50
Other Trust Fund	\$ 37,050.00
Animal Control Trust	\$ 9.60
TOTAL	\$ 3,471,779.74

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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

TO: Mayor & Council
 SUBJECT: Time Sensitive Payments
 Bank of Princeton
 BILL LIST: 2-Sep-25

Page 1

Current Fund

Ck 20163	25-00630	Motor Vehicle Commission	\$	60.00
Ck 20164	25-00643	Treasurer - County of Atlantic	\$	1,800.00
Wire 12533	25-00623	Payroll Account - HB Active	\$	16,868.98
Wire 12534	25-00624	Payroll Account - HB Retired	\$	7,961.38
Wire 12535	25-00594	Chase Manhattan Bank	\$	200,000.00
Wire 12536	25-00626	Chase Manhattan Bank	\$	18,793.75
Wire 12537	25-00642	Payroll Account	\$	70,283.26
Wire 12539	25-00452	Hopewell Valley Regional School	\$	830,013.50
Wire 12540	25-00628	County of Mercer - County Tax	\$	938,848.40
Wire 12541	25-00628	County of Mercer - Open Space	\$	57,512.10
Wire 12542	25-00644	Payroll Account - DCRP	\$	452.88
Wire 12543	25-00677	Payroll Account	\$	72,176.98
Wire 12545	25-00678	Payroll Account - DCRP	\$	421.55
Wire 12546	25-00659	Boro of Pennington - Capital Acct	\$	250,000.00
	25-00453	Hopewell Valley Regional School District	\$	830,013.50
			\$	3,295,206.28

Water/Sewer Operating

Wire 22538	25-00642	Payroll Account	\$	13,995.09
Wire 22533	25-00623	Payroll Account - HB Active	\$	7,229.56
Wire 22534	25-00624	Payroll Account - HB Retired	\$	3,210.16
Wire 22544	25-00677	Payroll Account	\$	14,157.12
			\$	38,591.93

Trust Fund

Wire 12538	25-00642	Payroll Account	\$	16,200.00
Wire 12544	25-00677	Payroll Account	\$	20,850.00
			\$	37,050.00

Total \$ 3,370,848.21

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

Ranges		Item Status	Purchase Types	Misc
Range: First to Last		Open: N	Bld: Y	P.O. Type: All
Rcvd Batch Id Range: First to Last		Void: N	State: Y	Format: Detail without Line Item Notes
Encumbrance Date Range: First to 12/31/25		Paid: N	Other: Y	Include Non-Budgeted: Y
		Held: N	Exempt: Y	Vendors: All
		Apvr: N		
		Rcvd: Y		

Vendor #	Name	Description	Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Revd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date													
Item Description														

APPLI010	Applied Concepts, Inc.													
25-00648	08/15/25	STALKER TRAFFIC TRAILER REPAIR												
1 RADAR CONE REPAIR		\$195.00	5-01-25-240-000-226	B		POLICE: Equip. Maintenance		R		08/15/25	08/26/25		462845	N
2 SHIPPING		\$32.50	5-01-25-240-000-226	B		POLICE: Equip. Maintenance		R		08/15/25	08/26/25		462845	N
Vendor Total:		\$227.50												
Vendor Total:		\$227.50												

BAKER	Baker & Taylor - Books													
25-00135	02/07/25	Purchase of Books - 2025						B						
26 L0757713 - July 2025		\$827.35	5-01-29-390-000-242	B		LIBRARY: Books/Materials/PublicationR				02/07/25	08/26/25		L0757713	N
27 L4065523 - July 2025		\$28.36	5-01-29-390-000-242	B		LIBRARY: Books/Materials/PublicationR				02/07/25	08/26/25		L4065523	N
28 L5210893 - July 2025		\$368.16	5-01-29-390-000-242	B		LIBRARY: Books/Materials/PublicationR				02/07/25	08/26/25		L5210893	N
29 L5216443 - July 2025		\$40.79	5-01-29-390-000-242	B		LIBRARY: Books/Materials/PublicationR				02/07/25	08/26/25		L5216443	N
Vendor Total:		\$1,264.66												
Vendor Total:		\$1,264.66												

BISDI005	BIS DIGITAL, INC.													
25-00492	06/09/25	2025-26 - Service Contract												
1 2025-26 - Service Contract		\$1,000.00	5-01-43-490-000-226	B		MUNICIPAL COURT: Equip. Maint.		R		06/09/25	08/15/25		103101	N
Vendor Total:		\$1,000.00												

BISHSALE	Bish Sales & Service													
25-00052	01/21/25	Equipment Supplies - 2025						B						
5 Inv. 6199 - Parts		\$190.00	5-01-26-313-000-226	B		SHADE TREE: Equip. Maintenance		R		01/21/25	08/14/25		6199	N
6 Inv. 6524 - Belt		\$109.99	5-01-26-313-000-226	B		SHADE TREE: Equip. Maintenance		R		08/06/25	08/28/25		6524	N
Vendor Total:		\$299.99												
Vendor Total:		\$299.99												

B	Britton Industries, Inc.													
25-00006	01/17/25	Brush/Wood Chips - 2025						B						
14														

Item 27.

Vendor # P.O. # Item Description	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
BRITTON													
Britton Industries, Inc.													
Account Continued													
31 Inv. 1311916-IN - Brush		\$205.34	G-02-44-926-000-250	B	Solid Waste Recycling			R	07/11/25	08/14/25		1311916-IN	N
32 Inv. 1315828-IN - Brush		\$244.89	G-02-44-926-000-250	B	Solid Waste Recycling			R	01/17/25	08/28/25		1315828-IN	N
33 Inv. 1317726-IN - Brush		\$81.90	G-02-44-926-000-250	B	Solid Waste Recycling			R	08/14/25	08/24/25		1317726-IN	N
34 Inv. 1319996-IN - Brush		\$163.40	G-02-44-926-000-250	B	Solid Waste Recycling			R	08/14/25	08/26/25		1319996-IN	N
		\$695.53											
Vendor Total:		\$695.53											
BRODART													
Brodart Company													
25-00572	07/21/25	Inv. 659836 - Library Supplies											
1 Inv. 659836 - Library Supplies		\$213.79	5-01-29-390-000-240	B	LIBRARY: Office Supplies			R	07/21/25	08/14/25		659836	N
25-00650	08/15/25	Inv. 660773 - Library Supplies											
1 Inv. 660773 - Library Supplies		\$56.07	5-01-29-390-000-240	B	LIBRARY: Office Supplies			R	08/15/25	08/28/25		660773	N
Vendor Total:		\$269.86											
CANON005													
Canon Financial Services													
25-00011	01/17/25	Canon Copier - Police - 2025											
9 Inv. 41622301 - Aug 2025		\$67.27	5-01-25-240-000-226	B	POLICE: Equip. Maintenance		B	R	01/17/25	08/24/25		41622301	N
25-00012	01/17/25	Copier Lease - Admin - 2025											
10 Inv. 41622302 - August 2025		\$249.13	5-01-20-100-000-225	B	ADMIN: Office Equipment/Equip Maint		B	R	04/28/25	08/15/25		41622302	N
Vendor Total:		\$316.40											
CGPHL005													
CGP&H LLC													
24-00814	10/22/24	COAH Agent - 2024-2025											
16 Inv. 54564 -Affordable Housing		\$710.50	T-03-00-850-853-255	B	Affordable Housing - COAH		B	R	10/22/24	08/28/25		54564	N
Vendor Total:		\$710.50											
CHAMPION													
Champion Tire													
25-00055	01/21/25	Purchase of Tires - 2025											
5 Inv. 031-79652 - Trash Truck		\$855.60	5-01-26-305-000-277	B	TRASH: Vehicle Expenses		B	R	01/21/25	08/26/25		031-79652	N
Vendor Total:		\$855.60											
CINTAS01													
Cintas Corporation													
25-00583	07/21/25	Uniform Rental - June 2025											
1 Inv. 9323703807 - Uniforms		\$55.19	5-01-26-290-000-286	B	STREETS: Uniforms & Clothing			R	07/21/25	08/14/25		9323703807	N
2 Inv. 4232546137 - Uniforms		\$44.75	5-01-26-290-000-286	B	STREETS: Uniforms & Clothing			R	07/21/25	08/14/25		4232546137	N
4232546137 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.			R	07/21/25	08/14/25		4232546137	N
4233251818 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.			R	07/21/25	08/14/25		4233251818	N

Purchase Order Listing By Vendor Name

Vendor # P.O. #	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
CINTAS01 Cintas Corporation Account Continued													
5 Inv. 4233251818 - Uniforms		\$80.74	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	07/21/25	08/14/25		4233251818	N
6 Inv. 4233988263 - Uniforms		\$47.19	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	07/21/25	08/14/25		4233988263	N
7 Inv. 4233988263 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	07/21/25	08/14/25		4233988263	N
8 Inv. 4234692266 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	07/21/25	08/14/25		4234692266	N
9 Inv. 4234692266 - Uniforms		\$58.06	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	07/21/25	08/14/25		4234692266	N
		\$356.09											
25-00638	08/12/25	Uniform Rental - July 2025											
1 Inv. 4235492705 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4235492705	N
2 Inv. 4235492705 - Uniforms		\$45.86	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/12/25	08/28/25		4235492705	N
3 Inv. 4236165823 - Uniforms		\$45.86	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/12/25	08/28/25		4236165823	N
4 Inv. 4236165823 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4236165823	N
5 Inv. 4236904144 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4236904144	N
6 Inv. 4236904144 - Uniforms		\$45.64	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/12/25	08/28/25		4236904144	N
7 Inv. 4237607601 - Uniforms		\$45.64	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/12/25	08/28/25		4237607601	N
8 Inv. 4237607601 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4237607601	N
9 Inv. 4238341619 - Janitorial		\$25.04	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4238341619	N
10 Inv. 4238341619 - Uniforms		\$45.64	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/12/25	08/28/25		4238341619	N
		\$353.84											
25-00641	08/12/25	Janitorial - Public Works											
1 Inv. 4235492737 - Public Wks		\$195.86	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4235492737	N
2 Inv. 4236165865 - Public Wks		\$150.90	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4236165865	N
3 Inv. 4236904222 - Public Wks		\$35.00	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4236904222	N
4 Inv. 4237607717 - Public Wks		\$156.97	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4237607717	N
5 Inv. 4238341743 - Public Wks		\$195.86	5-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R	R	08/12/25	08/28/25		4238341743	N
		\$734.59											
	Vendor Total:	\$1,474.52											
STOUTDAV	David Stout												
25-00660	08/25/25	Clothing Reimbursement 2025											
1 Clothing Reimbursement 2025		\$39.00	5-01-26-290-000-286	B	STREET'S: Uniforms & Clothing		R	R	08/25/25	08/26/25		REIMB	N
	Vendor Total:	\$39.00											
EAGLE005	Eagle Janitorial Services												
25-00641	01/24/25	Janitorial Services - 2025											
1 Janitorial Services - 2025		\$1,598.00	5-01-26-310-000-229	B	BOROUGH PROP: Cleaning Service		R	R	02/07/25	08/15/25		39428	N
	Vendor Total:	\$1,598.00											

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

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															
EAGLE005			Eagle Janitorial Services												
			Vendor Total:	\$1,598.00											
EAGLE020			EAGLE POWER KUBOTA												
25-00186		02/26/25	PM Service						B						
4 Inv.	002071 - Parts			\$47.20	5-01-26-290-000-226	B	STREETS: Equip. Maintenance		R		04/17/25	08/28/25		002071	N
			Vendor Total:	\$47.20											
EBSCO			EBSCO Subscription Services												
25-00649		08/15/25	Magazine Subscriptions												
1 Inv.	8058695 - Magazine Subsc.			\$1,045.30	5-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication		R		08/15/25	08/28/25		8058695	N
			Vendor Total:	\$1,045.30											
NUICOR01			Elizabethtown Gas												
25-00613		08/05/25	July Billing - 2025												
1	6764364361 - Sr Center - July			\$48.73	5-01-26-310-000-228	B	BOROUGH PROP: Maint. Sr Center		R		08/05/25	08/14/25		JULY 2025	N
2	2408049581 - Boro Hall			\$24.59	5-01-26-310-000-227	B	BOROUGH PROP: Building Maint.		R		08/05/25	08/14/25		JULY 2025	N
3	2408049581 - Library			\$24.58	5-01-29-390-000-264	B	LIBRARY: Gas & Electric		R		08/05/25	08/14/25		JULY 2025	N
4	0140296831 - Public Works			\$59.49	5-01-26-310-000-224	B	BOROUGH PROP. - Public Works BldgR		R		08/05/25	08/14/25		JULY 2025	N
5	2807760962 - Sked Street			\$53.09	5-05-55-502-000-264	B	SEWER: Gas & Electric		R		08/05/25	08/14/25		JULY 2025	N
6	5373269721 - First Aid Bldg			\$53.98	5-01-26-310-000-230	B	BOROUGH PROP: FIRST AID BUILDIR		R		08/05/25	08/14/25		JULY 2025	N
				\$254.46											
			Vendor Total:	\$254.46											
FEDEXP01			Federal Express Corporation												
25-00384		05/02/25	Inv. 8-843-33504 - Top Line												
1 Inv.	8-843-33504 - Top Line			\$50.51	5-01-20-100-000-210	B	ADMIN: Postage		R		05/02/25	08/26/25		8-843-33504	N
			Vendor Total:	\$50.51											
ATTMOBIL			First Net (AT&T)												
25-00611		08/04/25	MDT SERVICE JULY 2025												
1 MDT SERVICE	JULY 2025			\$161.96	5-01-31-440-000-264	B	TELEPHONE - Police		R		08/04/25	08/14/25		287290842947X07	N
			Vendor Total:	\$161.96											
CAMIN005			GIAN PAOLO CAMINITI												
25-00683		08/29/25	Reimb. - Duplicate Title												
1 Reimb.	- Duplicate Title			\$60.00	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education		R		08/29/25	08/29/25		REIMB.	N
			Vendor Total:	\$60.00											

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

Vendor # P.O. #	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
GOVCONNE	GovConnection											
25-00604	07/30/25	POLICE DESKTOP PCS										
1	LENOVO NEO 50S PC SFF I5	\$3,898.65	5-01-25-240-000-225	B	POLICE: Office Equipment/Furniture	R		07/30/25	08/14/25		76726598	N
2	LENOVO 5 YR WARRANTY	\$736.80	5-01-25-240-000-225	B	POLICE: Office Equipment/Furniture	R		07/30/25	08/14/25		76726598	N
		\$4,635.45										
	Vendor Total:	\$4,635.45										
HARRA005	HARRAH'S RESORT ATLANTIC CITY											
25-00581	07/21/25	NJLM - Robin Tillou										
1	NJLM - Robin Tillou	\$232.00	5-01-21-180-000-220	B	PLANNING BOARD: Education	R		07/21/25	08/28/25			N
	Vendor Total:	\$232.00										
KYLE0005	James Kyle, PP/AICP											
25-00235	03/11/25	Borough Planner - 2025										
6	Inv. 7303 - Gen Planning	\$900.00	5-01-21-180-000-250	B	PLANNING BOARD: Consultants	R		03/13/25	08/14/25		7303	N
7	Inv. 7305 - Plan Bd Meeting	\$180.00	5-01-21-180-000-250	B	PLANNING BOARD: Consultants	R		03/13/25	08/14/25		7305	N
8	Inv. 7304 - MP Subcommittee	\$300.00	5-01-21-180-000-250	B	PLANNING BOARD: Consultants	R		03/13/25	08/14/25		7304	N
		\$1,380.00										
25-00640	08/12/25	Inv. 7134 - Redevelopment										
1	Inv. 7134 - Redevelopment	\$810.00	5-01-21-180-000-253	B	PLANNING BOARD: REDEVELOPMEIR			08/12/25	08/28/25		7134	N
	Vendor Total:	\$2,190.00										
KULAK010	Kulak Arms & Outfitters LLC											
25-00265	03/17/25	Uniforms - Friedman - 2025										
2	Inv. 2025-00367 - Pants/Jacket	\$657.93	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing	R		03/17/25	08/14/25		2025/00367	N
	Vendor Total:	\$657.93										
LIBRA005	LibraryLink NJ											
25-00571	07/21/25	Inv. 5470 - Interlibrary Loan										
1	Inv. 5470 - Interlibrary Loan	\$448.00	5-01-29-390-000-229	B	LIBRARY: Maintenance Contracts	R		07/21/25	08/14/25		5470	N
	Vendor Total:	\$448.00										
SCHMIE01	Mason, Griffin & Pierson											
25-00086	01/24/25	Legal - Planning Board - 2025										
12	Inv. 93940 - General Planning	\$336.00	5-01-21-180-000-261	B	PLANNING BOARD: Legal Services	R		01/24/25	08/24/25		93940	N
	Vendor Total:	\$336.00										

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

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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
McCloskey Mechanical Contrator												
MCCL0005 25-00487	06/04/25	2025-26 - HVAC Agreements				B						
5 Inv. 44745 - Boro Hall		\$1,705.00	5-01-26-310-000-227	B	BOROUGH PROP: Building Maint.		R	06/04/25	08/14/25		44745	N
Vendor Total:		\$1,705.00										
MCI COMM												
25-00675	08/26/25	Court Fax - Aug 2025										
1 Court Fax - Aug 2025		\$44.39	5-01-43-490-000-263	B	MUNICIPAL COURT: Telephone		R	08/26/25	08/26/25		409143598	N
Vendor Total:		\$44.39										
Mercer County Improvement Auth												
MCAUT01 25-00076	01/22/25	Recycling - 2025				B						
10 Inv. 108960 - Sept 2025		\$7,118.00	5-01-42-103-000-267	B	Recycling Service		R	01/22/25	08/15/25		108960	N
Vendor Total:		\$7,118.00										
Tipping Fees - July 2025												
1 7/3/25 - 02-00556481	08/05/25	\$1,182.60	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00556481	N
2 7/7/25 - 02-00556620		\$992.26	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00556620	N
3 7-10-25 - 02-00556989		\$1,233.91	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00556989	N
4 7-14-25 - 02-00557177		\$1,085.40	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00557177	N
5 7-17-25 - 02-00557519		\$1,058.40	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00557519	N
6 7-21-25 - 02-00557704		\$961.20	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00557704	N
7 7-24-25 - 02-00558072		\$1,183.95	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00558072	N
8 7-28-25 - 02-00558283		\$986.86	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00558283	N
9 7-31-25 - 02-00558652		\$1,179.91	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	08/05/25	08/28/25		02-00558652	N
Vendor Total:		\$9,864.49										
Mercer Group International												
MERCWR01 25-00071	01/22/25	Bulk Waste - Tipping Fees				B						
11 Inv. 390570 - Bulky Waste		\$513.38	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	01/22/25	08/15/25		390570	N
12 Inv. 391085 - Bulky Waste		\$739.69	5-01-26-305-000-291	B	TRASH: Tipping Fees		R	01/22/25	08/25/25		391085	N
Vendor Total:		\$1,253.07										
NJ Dept of Health & Sr. Serv.												
NJDEPTOF 25-00075	08/15/25	Dog Report - July 2025										
15 Dog Report - July 2025		\$9.60	T-03-00-850-851-255	B	ANIMAL CONTROL - EXPENSES		R	08/15/25	08/15/25		JULY 2025	N
Vendor Total:		\$9.60										

Item 27.

Item 27.

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
NJDEPTOF NJ Dept of Health & Sr. Serv. Account Continued												
Vendor Total:		\$9.60										
NJSLOW01 NJ State League of Municipalit												
25-00618	08/05/25	OPRA Update - Aug 27, 2025										
1 OPRA Update - Aug 27, 2025		\$45.00	5-01-20-120-000-220	B	MUN. CLERK: Education		R	08/05/25	08/14/25			N
Vendor Total:		\$45.00										
STATE OF NJ Unemployment Comp. Fund												
25-00627	08/11/25	Combine Assessment - 12/2024										
1 Combine Assessment - 12/2024		\$61.50	T-03-00-850-852-255	B	Unemployment - Expenses		R	08/11/25	08/14/25		12/2024	N
Vendor Total:		\$61.50										
STOFNJ01 NJDCA Codes & Standards												
25-00617	08/05/25	2nd Qtr - DCA FEES										
1 2nd Qtr - DCA FEES		\$3,240.00	5-01-50-900-000-201	B	DUE TO STATE-CONSTRUCTION FEER			08/05/25	08/14/25		2ND QTR 2025	N
Vendor Total:		\$3,240.00										
OBOYL005 O'BOYLE CONTRACTING AND												
25-00463	05/23/25	Replace window at Sr. Center										
1 Replace Broken Window at		\$1,350.00	5-01-26-310-000-228	B	BOROUGH PROP: Maint. Sr Center		R	05/23/25	08/14/25			N
Vendor Total:		\$1,350.00										
OCCUP005 Occupational Health - Penn Med												
25-00533	06/27/25	CDL & Other Services - 2025				B						
5 Inv. 9400219340825 - Carlton		\$380.00	5-01-26-305-000-250	B	TRASH: CDL Drug Testing		R	07/03/25	08/26/25		9400219340825	N
Vendor Total:		\$380.00										
NJANALYT Pace Analytical Services, LLC												
25-00140	02/07/25	Water Sampling - 2025				B						
8 Inv. 257122503 - July 2025		\$2,006.00	5-05-55-501-000-256	B	WATER: Water Analysis		R	02/07/25	08/26/25		257122503	N
Vendor Total:		\$2,006.00										
PACKETPU Packet Media LLC												
25-00574	07/21/25	LEGAL AD PB 6/24 & 7/9 ACTIONS										
1 LEGAL AD PB 6/24 & 7/9 ACTIONS		\$45.78	5-01-21-180-000-201	B	PLANNING BOARD: Advertising		R	07/21/25	08/28/25		107307	N
25-00592	07/25/25	Legal Notice - Borough Auction										
1 Legal Notice - Borough Auction		\$134.24	5-01-20-120-000-201	B	MUN. CLERK: Advertising		R	07/25/25	08/28/25		107418	N
Vendor Total:		\$134.24										
Legal Notices - August 2025												
Vendor Total:		\$134.24										

Item 27.

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

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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													
PACKETPU Packet Media LLC Account Continued													
1 Ord. 2025-12 - Introduction		\$28.89	5-01-20-120-000-201	B	MUN. CLERK: Advertising		R		08/06/25	08/28/25			N
2 Ord. 2025-11 - Introduction		\$51.67	5-01-20-120-000-201	B	MUN. CLERK: Advertising		R		08/06/25	08/28/25			N
3 Ord. 2025-10 - Adoption		\$49.35	5-01-20-120-000-201	B	MUN. CLERK: Advertising		R		08/06/25	08/28/25			N
		\$129.91											
25-00664	08/26/25	LEGAL AD PB 8-13-25 ACTIONS											
1 LEGAL AD PB 8-13-25 ACTIONS		\$29.45	5-01-21-180-000-201	B	PLANNING BOARD: Advertising		R		08/26/25	08/28/25		107963	N
		Vendor Total: \$339.38											
PEDRON01 Pedroni Fuel Company Ref #: 597867 - No Lead Gas													
25-00614	08/05/25												
1 Ref #: 597867 - No Lead Gas		\$431.01	5-01-31-460-000-265	B	Gasoline, Motor Fuels & Oil PW		R		08/05/25	08/14/25		597867	N
2 Ref #: 597867 - No Lead Gas		\$431.01	5-01-31-460-000-266	B	Gasoline - Police		R		08/05/25	08/14/25		597867	N
		\$862.02											
		Vendor Total: \$862.02											
PENNO005 Pennoni Associates, Inc. General Engineering - 2025 B													
25-00207	02/28/25												
5 Inv. 1289568 - MS4 Mapping		\$612.50	5-01-20-165-000-262	B	ENGINEERING: Eng. Services		R		02/28/25	08/25/25		1289568	N
		Vendor Total: \$612.50											
PITNEY Pitney Bowes, Inc. Lease of Folding Machine B													
25-00161	02/19/25												
4 Inv. 3321131186 - July-Oct		\$521.88	5-01-20-100-000-225	B	ADMIN: Office Equipment/Equip MaintR				02/19/25	08/15/25		3321131186	N
		Vendor Total: \$521.88											
POWER005 Power DMS POWER DMS ANNUAL SUBSCRIPTION													
25-00545	07/01/25												
1 POWER POLICY PRO SUBSCRIPTIO		\$4,026.98	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education R		R		07/01/25	08/26/25			N
2 POWER TRAINING		\$91.58	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education R		R		07/01/25	08/26/25			N
3 TRG LICENSES		\$0.00	5-01-25-240-000-220	B	POLICE: Dues / Licenses / Education R		R		07/01/25	08/26/25			N
		\$4,118.56											
		Vendor Total: \$4,118.56											
PROPI005 PROPIO LS, LLC Blanket PO - 2025 -Interpreter B													
25-00160	02/19/25												
0105520725 - Remote Inter		\$35.07	5-01-43-490-000-268	B	MUNICIPAL COURT: Interpreter R		R		02/19/25	08/14/25		0105520725	N

Item 27.

Item 27.

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

08/29/2025
11:01 AM

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
PROPI005		PROPIO LS, LLC			Account Continued							
		Vendor Total:	\$35.07									
PSEGAS01		PSE&G										
25-00631	08/11/25	65-278-022-18 - Public Works										
1 65-278-022-18 - Public Works		\$676.70	5-01-31-430-000-263	B	Electricity - PW Buildings	R		08/11/25	08/14/25		AUGUST 2025	N
25-00635	08/12/25	7717512807 - First Aid Bldg.										
1 7717512807 - First Aid Bldg.		\$543.09	5-01-31-430-000-266	B	Electric - First Aid Bldg	R		08/12/25	08/14/25		AUG 2025	N
		Vendor Total:	\$1,219.79									
RANDI005		Randi Malkiewicz										
25-00382	05/01/25	Deputy Registrar - 2025				B						
9 Deputy Registrar - Aug 2025		\$175.00	5-01-20-120-000-101	B	MUN. CLERK: Salaries	R		05/01/25	08/25/25		AUG 2025	N
		Vendor Total:	\$175.00									
RSMITH		Richard W. Smith Jr.										
25-00653	08/24/25	Reimbursement - Motor Vehicle										
1 Reimbursement - Motor Vehicle		\$25.00	5-01-26-290-000-215	B	STREETS: Dues/Licenses	R		08/24/25	08/24/25			N
		Vendor Total:	\$25.00									
RIVER005		River Valley Psychological										
25-00637	08/12/25	Pre-Employment Exam - Carlton										
1 Pre-Employment Exam - Carlton		\$600.00	5-01-25-240-000-250	B	POLICE: Consultants	R		08/12/25	08/28/25		1611	N
		Vendor Total:	\$600.00									
RNDCON01		RnD Consulting, LLC										
25-00658	08/25/25	Inv. 24342 - Computer Maint.										
1 Inv. 24342 - Cloud Backup		\$22.94	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeIR			08/25/25	08/29/25		24342	N
2 Inv. 24342 - Intermedia e-mail		\$817.39	5-01-20-100-000-243	B	ADMIN: Intermedia - E-mail accounts	R		08/25/25	08/29/25		24342	N
3 Inv. 24342 - Zoom Accounts		\$105.53	5-01-20-100-000-243	B	ADMIN: Intermedia - E-mail accounts	R		08/25/25	08/29/25		24342	N
4 Inv. 24342 - Microsoft 365		\$37.50	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeIR			08/25/25	08/29/25		24342	N
5 Inv. 24342 - Adobe Acrobat Pro		\$21.38	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeIR			08/25/25	08/29/25		24342	N
6 Inv. 24342 - Computer Maint.		\$357.50	5-01-26-290-000-240	B	STREETS: Office Supplies/ Equipment	R		08/25/25	08/29/25		24342	N
7 Inv. 24342 - Computer Maint.		\$130.00	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeIR			08/25/25	08/29/25		24342	N
8 Inv. 24342 - Manage Backup		\$260.00	5-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WeIR			08/25/25	08/29/25		24342	N
		Vendor Total:	\$1,752.24									
		Vendor Total:	\$1,752.24									

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

08/29/2025

11:01 AM

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
RUTGERS 25-00629	Rutger's, The State University 08/11/25	Intro to Duties of the Clerk \$745.00	5-01-20-120-000-220	B	MUN. CLERK: Education	R		08/11/25	08/14/25			N
	Vendor Total:	\$745.00										
SPARKLIN 25-00046	Sparkling Pools, Inc. 01/21/25	Liquid Chlorine - 2025 \$994.72	5-05-55-501-000-291	B	WATER: Purification Supplies	B	R	01/21/25	08/14/25		8-4-25	N
	Vendor Total:	\$994.72										
DARM 25-00656	Treasurer, State of NJ 08/25/25	2025 - Charge for Storage \$25.00	5-01-20-120-000-250	B	MUN. CLERK: Consultants	R		08/25/25	08/26/25		2025	N
	Vendor Total:	\$25.00										
TREASU02 25-00672	Treasurer, State of NJ 08/26/25	Morris Fabian Licenses \$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		251004610	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		251004550	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		251004710	N
		\$150.00										
25-00673	Richard Smith - Licenses 08/26/25	\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250984140	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250985160	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250985170	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250984140	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250980440	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/26/25		250980430	N
		\$300.00										
25-00676	Dave Stout - Licenses 08/26/25	\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/28/25		250979180	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/28/25		250967220	N
		\$50.00	5-05-55-501-000-215	B	WATER: Dues/Licenses/Permits	R		08/26/25	08/28/25		250966650	N
		\$150.00										
	Vendor Total:	\$600.00										

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

Vendor # P.O. #	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
CARLT005	TREVOR CARLTON											
25-00682	08/29/25	Reimb - Academy Supplies										
1	Reimb - Academy Supplies	\$223.02	5-01-25-240-000-286	B	POLICE: Uniforms & Clothing	R		08/29/25	08/29/25			N
	Vendor Total:	\$223.02										
JOHNNY	United Site Services											
25-00352	04/16/25	Handicap Restroom - Kunkel Pk				B						
6	Inv-5520305- 8/7/25-9/3/2025	\$206.00	5-01-28-370-000-288	B	RECREATION: Portapot Rental	R		04/16/25	08/14/25		INV-5520305	N
	Vendor Total:	\$206.00										
VALENTIN	Valentino Roman & Son											
25-00050	01/21/25	Clean Wash Bay Area - Qtrly				B						
4	Inv. 35445 - Service Call	\$250.00	5-01-26-290-000-271	B	STREETS: Street System / Salt	R		01/21/25	08/14/25		35445	N
	Vendor Total:	\$250.00										
VALLEY01	Valley Oil Company											
25-00599	07/28/25	Inv. 34966 - Diesel Fuel										
1	Inv. 34966 - Diesel Fuel	\$1,088.54	5-01-31-460-000-265	B	Gasoline, Motor Fuels & Oil PW	R		07/28/25	08/28/25		34966	N
	Vendor Total:	\$1,088.54										
VANDO005	VAN DOREN WELDING LLC											
25-00584	07/21/25	Repairs to Hopper										
1	Repair both driver & passenger	\$1,489.15	5-01-26-305-000-277	B	TRASH: Vehicle Expenses	R		07/21/25	08/28/25		2025-015	N
	Vendor Total:	\$1,489.15										
VANNOT01	Van Note Harvey Associates											
23-00746	09/07/23	Storm Sewer Mapping MS4				B						
6	Inv. 1289566 - Stormwater Map	\$5,993.00	G-02-44-976-000-250	B	NJ STORMWATER ASSISTANCE GRAR			09/07/23	08/25/25		1289566	N
24-00231	03/08/24	NJDOT - Rockwell Etc - Constr.				B						
14	Inv. 1289567 - Progress Inv.	\$1,562.50	C-04-23-002-000-250	B	ORD 2023-2 SECTION 20 COSTS	R		03/08/24	08/25/25		1289567	N
25-00087	01/24/25	Planning Bd Engineering - 2025				B						
2	Inv. 1285259 - 27 E. Franklin	\$640.00	5-01-21-180-000-262	B	PLANNING BOARD: Engineering	R		01/24/25	08/14/25		1285259	N
25-00238	03/11/25	Water/Sewer Connections - 2025				B						
4	Inv. 1289569 - 13 Brookside	\$175.00	5-05-55-501-000-262	B	WATER: Engineering Services	R		03/11/25	08/25/25		1289569	N
25-00420	05/12/25	Construction Eng. - Baldwin				B						
1280889- Baldwin Progres		\$14,385.00	C-04-24-003-000-250	B	ORD 2024-3 SECTION 20 COSTS	R		05/12/25	08/06/25		1280889	N
1289570 - Baldwin Progres		\$1,650.00	C-04-24-003-000-250	B	ORD 2024-3 SECTION 20 COSTS	R		05/12/25	08/25/25		1289570	N

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/
VANNOT01	Van Note Harvey Associates	Account Continued											
		<u>\$16,035.00</u>											
	Vendor Total:	\$24,405.50											
VERIZON01 25-00612	Verizon 08/05/25	609-737-2014 - Court											
1 609-737-2014 - Court - July		\$222.85	5-01-43-490-000-263	B	MUNICIPAL COURT: Telephone		R		08/05/25	08/14/25		JULY 2025	N
25-00625	08/06/25	609-737-9576 - Public Works											
1 609-737-9576 - Public Works		\$521.92	5-01-31-446-000-205	B	Heat - Public Works Building		R		08/06/25	08/14/25		JULY 2025	N
	Vendor Total:	\$744.77											
VER-NEW 25-00632	Verizon 08/11/25	May and July Billing - 2025											
1 May Billing - 2025		\$1,141.13	5-01-31-440-000-265	B	TELEPHONE - Administration		R		08/11/25	08/14/25		6119931483	N
2 July Billing - 2025		\$1,185.45	5-01-31-440-000-265	B	TELEPHONE - Administration		R		08/11/25	08/14/25		6119931483	N
	Vendor Total:	\$2,326.58											
	Vendor Total:	\$2,326.58											
VERIZON01 25-00651	Verizon 08/15/25	609-737-0470 - First Aid Bldg.											
1 609-737-0470 - First Aid Bldg.		\$87.87	5-01-31-440-000-266	B	TELEPHONE: FIRST AID BLDG.		R		08/15/25	08/28/25		JULY 2025	N
	Vendor Total:	\$87.87											
VER-NEW 25-00670	Verizon 08/26/25	Library - July 2025											
1 Library - July 2025		\$109.52	5-01-29-390-000-263	B	LIBRARY: Telephone		R		08/26/25	08/28/25		6119836325	N
	Vendor Total:	\$109.52											
VER FIOS 25-00600	Verizon - FIOS 07/28/25	Library - Internet - July 2025											
1 Library - Internet - July 2025		\$159.00	5-01-29-390-000-262	B	LIBRARY: Hub Line		R		07/28/25	08/14/25		JULY 2025	N
25-00661	08/25/25	Police - Internet - July 2025											
1 Police - Internet - July 2025		\$124.00	5-01-31-440-000-264	B	TELEPHONE - Police		R		08/25/25	08/28/25		JULY 2025	N
25-00671	08/26/25	Library - Internet - August											
1 Library - Internet - August		\$164.00	5-01-29-390-000-262	B	LIBRARY: Hub Line		R		08/26/25	08/26/25		AUG 2025	N
	Vendor Total:	\$447.00											
	Walter R. Bliss Jr., Esquire												Item 27.

Vendor # P.O. #	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
BLISSW01	Walter R. Bliss Jr., Esquire				Account Continued							
25-00056	01/22/25	Legal Services - 2025				B						
9 Legal Services - August 2025		\$5,000.00	5-01-20-155-000-261	B	LEGAL: Legal Services		R	02/07/25	08/29/25		AUG 2025	N
Vendor Total:		\$5,000.00										
WATERRES	Water Resource Management											
25-00284	03/21/25	Compliance Officer - 2025				B						
19 Inv. WPN25M01-7 - Ord Review		\$500.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg. \$R			03/21/25	08/25/25		WPN25M01-7	N
20 Inv. WPN25M01-7 - CCR Report		\$160.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg. \$R			03/21/25	08/25/25		WPN25M01-7	N
21 Inv. WPN25M01-7 - Compliance		\$810.00	5-05-55-501-000-260	B	WATER: Compliance Officer / Emerg. \$R			03/21/25	08/25/25		WPN25M01-7	N
		\$1,470.00										
Vendor Total:		\$1,470.00										
ZIEN005	ZIENOWICZ SIGN CO.											
25-00332	04/09/25	Sign for Arboretum										
1 Sign for Arboretum as per		\$4,500.00	T-03-00-850-850-255	B	Open Space Reserves		R	04/09/25	08/14/25		6072	N
Vendor Total:		\$4,500.00										

Total Purchase Orders: 83 Total P.O. Line Items: 154 Total List Amount: \$100,931.53 Total Void Amount: \$0.00

Totals by Year-Fund				
Fund Description	Fund	Budget Total	Revenue Total	G/L Total
	5-01	\$66,065.09	\$0.00	\$0.00
	5-05	\$5,298.81	\$0.00	\$0.00
Year Total:		\$71,363.90	\$0.00	\$0.00
	C-04	\$17,597.50	\$0.00	\$0.00
	G-02	\$6,688.53	\$0.00	\$0.00
	T-03	\$5,281.60	\$0.00	\$0.00
Total Of All Funds:		\$100,931.53	\$0.00	\$0.00
				\$100,931.53

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 9.3**

**RESOLUTION AUTHORIZING MUNICIPAL CLERK TO ENDORSE ABC
APPLICATION BY TRENTON CYRUS FOUNDATION LODGE #5 FOR
SOCIAL AFFAIR EVENT ON OCTOBER 11, 2025**

WHEREAS, Trenton Cyrus Foundation Lodge #5, located at 135 Burd Street in Pennington (“Applicant”) is applying to the State Division of Alcoholic Beverage Control (ABC) for a Limited Brewery Off-Premises Event Permit (File #801396) authorizing an Octoberfest social event on October 11, 2025 (with rain date on October 12, 2025);

WHEREAS, the proposed event will be a Social Affair sponsored by the Trenton Cyrus Foundation Lodge #5 for which tickets will be sold with proceeds going to the Foundation, a civic and charity organization;

WHEREAS, the proposed location of the Applicant’s one-day event is the meeting headquarters of the Trenton Cyrus Foundation Lodge #5 at 131 Burd Street in Pennington;

WHEREAS, the proposed hours of the Applicant’s event are from 4:00pm to 10:00 pm;

WHEREAS, the Applicant’s event will dispense wine in 6-ounce cups and malt alcoholic beverage in 12-ounce cups 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; security personnel, prevention of intoxication and other relevant information pertaining to the event;

WHEREAS, Applicant represents that for security there will be a fenced-in area with only one entrance/exit from outside the hall; former law enforcement officers who are members of the Lodge will be at the door checking ID’s and stamping hands and TIPS-certified members will be on hand;

WHEREAS, approximately 140 people are expected to attend the event;

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 Trenton Cyrus Foundation Lodge #5 on the following conditions:

1. that the application 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;
2. 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;
3. that Applicant’s application be approved by ABC ; and

4. 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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025-9.4**

**RESOLUTION AUTHORIZING HUNTING ON DESIGNATED PROPERTIES
AS PART OF THE BOROUGH'S DEER MANAGEMENT PROGRAM**

WHEREAS, by Resolution 2025-8.7, as part of the Borough's Deer Management Program, Borough Council has authorized a contract with Scorpion Outdoors Deer Management for the hunting of deer by bow and arrow on pre-designated properties during the 2025-2026 bow-and-arrow deer hunting season;

WHEREAS, as part of the agreement with Scorpion Outdoors Deer Management, it is agreed that deer hunting pursuant to the agreement shall be conducted only on properties approved in advance by Resolution of Borough Council and, with respect to properties not owned by the Borough, after permission has also been granted by the owner of the property in writing;

WHEREAS, the purpose of this Resolution of Borough Council is to provide such approval for the properties listed below;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that the following properties are authorized by Borough Council for hunting by Scorpion Outdoors Deer Management as part of the Borough's Deer Management Program during the 2025-2026 deer hunting season for bow and arrow:

INSERT LIST

BE IT FURTHER RESOLVED, that any property on this list not owned by the Borough shall also require prior written permission by the owner before any hunting may take place there.

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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 9.5**

**RESOLUTION AUTHORIZING CLEAN UP 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 forestry mow debris, invasive weeds, large rotten logs and debris from runoff ditches that needs to be addressed; and

WHEREAS, the Superintendent of Public Works solicited a quote from Shier Tree Expert to perform the services required to perform the clean up with the Arboretum: and

WHEREAS, a copy of Quote #4566 from Shier Tree Expert in the amount of \$5,750.00, 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 Shier Tree Expert, pursuant to the attached quote #4566, are hereby authorized for an amount not to exceed \$5,750.00, 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

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025-9.6**

**RESOLUTION RECOGNIZING THE INCREASE OF THE BID THRESHOLD TO
\$53,000 PURSUANT TO STATE LAW**

WHEREAS, the State of New Jersey, through the Division of Local Government Services, has increased the bid threshold for contracting units that have appointed a Qualified Purchasing Agent (QPA) from \$44,000 to \$53,000, effective July 01, 2025, in accordance with N.J.S.A. 40A:11-3 and N.J.A.C. 5:34-5.4; and

WHEREAS, the Borough of Pennington has appointed Michael Pitts, CPA, CMFO, CTC, QPA, MPA, MBA as its Qualified Purchasing Agent, in full compliance with the requirements of N.J.A.C. 5:34-5 et seq., thereby authorizing the Borough to utilize the maximum statutory bid threshold; and

WHEREAS, this updated threshold allows for more efficient procurement procedures while maintaining transparency, fiscal responsibility, and compliance with the Local Public Contracts Law;

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

1. Adoption of State-Authorized Threshold: Borough of Pennington hereby acknowledges and adopts the revised bid threshold of \$53,000 as authorized by the State of New Jersey, effective August 4, 2025, pursuant to N.J.S.A. 40A:11-3 and N.J.A.C. 5:34-5.4.
2. Qualified Purchasing Agent Confirmation: The Borough confirms that Michael Pitts, CPA, CMFO, CTC, QPA, MPA, MBA, is duly appointed and certified as the Borough's Qualified Purchasing Agent and shall continue to exercise the authority granted under the Local Public Contracts Law.
3. Direction to Departments: All Borough departments and officials are directed to adhere to the updated threshold in all procurement activities governed by the Local Public Contracts Law.
4. Effective Date: This resolution shall take effect immediately upon adoption and, if required, be filed with the Division of Local Government Services.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 9.7**

**RESOLUTION AUTHORIZING BLOCK PARTY ON SEPTEMBER 13, 2025
(RAIN DATE, SEPTEMBER 14, 2025) FROM 5 PM TO 10:30 PM ON
WALKING PURCHASE DRIVE**

WHEREAS, Michael Southall has applied to the Borough of Pennington for permission to close the Borough street known as Walking Purchase Drive at its intersection with North Riding Drive on September 13, 2025 (Rain Date September 14, 2025) beginning at 5 PM and ending at 10:30 PM for a block party on Walking Purchase Drive for an estimated 25 people;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that this application by Michael Southall 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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 9.8**

**RESOLUTION AUTHORIZING BLOCK PARTY ON OCTOBER 4, 2025 (RAIN
DATE, OCTOBER 5, 2025) FROM 2 PM TO 10 PM ON
EAST WELLING AVENUE**

WHEREAS, Michael Rheinhardt has applied to the Borough of Pennington for permission to close the street known as East Welling Avenue from East Welling up to the corner of Baldwin in the Borough on October 4, 2025 (Rain Date October 5, 2025) beginning at 2 PM and ending at 10 PM for a block party on East Welling Avenue for an estimated 50 people;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that this application by Michael Rheinhardt 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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2025 – 9.9**

**RESOLUTION AUTHORIZING REVISED TERMS FOR PURCHASE OF HYDRANT AND
OTHER WATER DISTRIBUTION SYSTEM SUPPLIES FROM RARITAN PIPE & SUPPLY CO.
THROUGH COOPERATIVE PRICING SYSTEM AGREEMENT WITH THE NORTH JERSEY
WASTEWATER COOPERATIVE PRICING SYSTEM, REVOKING RESOLUTION 2025-7.12**

WHEREAS, by Resolution 2025-7.12, Borough Council authorized the purchase of a fire hydrant and other water distribution supplies from Raritan Pipe & Supply Co. in an amount not to exceed \$12,180.94;

WHEREAS, the purchase was to be effected through the North Jersey Wastewater Cooperative Pricing System;

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

WHEREAS, Raritan Pipe & Supply Co., located in New Brunswick, New Jersey, is an authorized dealer for the hydrant and desired equipment and had provided the Borough with quote #1243227 dated June 6, 2025 on which approval of Resolution 2025-7.12 was based;

WHEREAS, on the advice of the Superintendent of Public Works, it was subsequently learned that the quote for the hydrant and supplies relied on specifications that required revision;

WHEREAS, based on the revised specifications, Raritan Pipe and Supply Co. has now provided the attached quote #1246898, dated July 14, 2025, in the total amount of \$13,837.64;

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

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington: (1) that the aforesaid purchase of equipment through the North Jersey Wastewater Cooperative Pricing System for the Public Works Department, is hereby authorized in the revised amount not to exceed \$13,837.64 as per quote 1246898, dated July 14, 2025 from Raritan Pipe & Supply Co.; (2) that Resolution 2025-7.12 is hereby revoked.

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 September 2, 2025.

Elizabeth Sterling, Borough Clerk

An AI Assisted Summary of Redevelopment Requirements as Proposed in the Draft Redevelopment Plan for Block 201, Lots 6 and 7 in Pennington Borough

**(This summary does not obviate the need to carefully read
the Proposed Redevelopment Plan)**

Permitted Uses

Principal Uses:

- Residential multifamily apartments (maximum 80 units)
- One or more principal structures containing permitted principal uses

Accessory Uses:

- Off-street parking
- Solar panels (roof-mounted)
- Signs
- Fences and walls
- Light fixtures
- Street furniture (planters, tables, chairs, umbrellas, benches, trash receptacles)
- Masonry and fenced trash enclosures
- Electrical transformers and utility equipment
- Electric vehicle charging stations and infrastructure
- Swales/rain gardens and stormwater management facilities
- Temporary construction trailers (during construction)
- Emergency backup generators
- Uses customarily incidental to permitted principal uses

Area, Yard and Bulk Requirements

- **Minimum lot area:** 2 acres
- **Minimum lot width:** 250 feet
- **Minimum lot frontage:** 250 feet
- **Front yard setbacks:**
 - Route 31: 35 feet minimum
 - West Delaware Avenue: 25 feet minimum
- **Side yard setback:** 25 feet minimum
- **Maximum building coverage:** 30%
- **Maximum impervious coverage:** 75%
- **Maximum building height:** 48 feet, 4 stories
- **Parking setbacks:**

- Western property line: 5 feet minimum
 - All other property lines: 25 feet minimum
- **Drive aisle setback:** 10 feet minimum from property line

Parking Requirements

- **Rate:** 1.5 spaces per unit (regardless of bedroom count)
- **Stall dimensions:** Minimum 9 feet wide × 18 feet long (except handicapped-accessible stalls)
- **Drive aisle width:** Minimum 24 feet

Affordable Housing Requirements

- **Rental units:** Minimum 15% affordable housing setaside
- **For-sale units:** Minimum 20% affordable housing setaside
- Must comply with Borough's affordable housing ordinance and Uniform Housing Affordability Controls
- Professional management required for income qualification and reporting
- Units must be integrated with market-rate units with same amenities
- Deed restrictions must comply with NJ Fair Housing Act

Design Standards

Lighting:

- Downward-focused illumination only
- Maximum height: 18 feet
- Shielded with 150-degree maximum cone angle
- Ground level: 0.5-1.0 footcandle minimum
- Property line: 1.0 footcandle maximum (3.0 at driveways)
- Reduced intensity 10 PM - 5 AM
- LED fixtures: 3000 kelvin color temperature
- Bollard-style walkway lighting preferred

Landscaping:

- Native species required
- Street trees every 30-50 feet (based on tree size)
- Landscape buffering between buildings and roadways
- 60% evergreen trees/shrubs minimum
- 85% larger trees/shrubs minimum
- Foundation plantings required
- Irrigation system recommended

Architecture:

- Flat roofs or low-profile treatments preferred
- HVAC equipment must be screened
- Building facades articulated (no section longer than 50 feet)
- Enhanced building entrances required
- Materials compatible with area buildings

Signs:

- One monument sign: 40 sq ft maximum, 5 feet height maximum, 8 feet width maximum
- Facade signs: 12 sq ft maximum per street-facing facade
- Building address identification: 6 sq ft maximum
- Directional signage: 2 sq ft maximum (Planning Board approval required)
- EV charging signage permitted per state regulations

Other Requirements:

- Fences/walls per Borough Code §215-24
- Canopies/awnings limited to 5 feet into yard areas
- Centrally-located refuse/recycling enclosure (masonry construction, screened)
- Electric vehicle charging infrastructure required
- Compliance with stormwater management regulations

Administrative Requirements

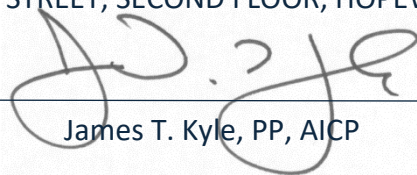
- Site plan review by Planning Board
- Bulk variance relief through Planning Board if needed
- Design exceptions require demonstration of impracticality or undue hardship
- Major modifications (uses, density, height >10%) require plan amendment by Borough Council

Draft Redevelopment Plan for Block 201, Lots 6 and 7

PREPARED FOR THE MAYOR AND COUNCIL OF THE
BOROUGH OF PENNINGTON

KYLE MCMANUS ASSOCIATES

2 EAST BROAD STREET, SECOND FLOOR, HOPEWELL, NJ 08525



James T. Kyle, PP, AICP

Licensed NJ Professional Planner Number 05667

The original of this document was signed and sealed

in accordance with N.J.S.A. 45:14A-12



8/25/2025

Borough of Pennington

30 North Main Street, Pennington, NJ 08534

BOROUGH OF PENNINGTON MAYOR AND COUNCIL

James Davy, Mayor
Nadine Stern, Council President
Daniel Rubenstein, Council Member
Charles Marciante, Council Member
Katrina Angarone, Council Member
Catherine "Kit" Chandler, Council Member
John Valenza, Council Member

BOROUGH OF PENNINGTON PLANNING BOARD

James Reilly, Chair
Andrew Jackson, Vice Chair
James Davy, Mayor
Nadine Stern, Council Representative
Gian-Paolo Caminiti, Borough Administrator
Mark Blackwell
Kate O'Neill
Amy Kassler-Taub
Jen Tracy
Nazli Rex
Casey Upson
Robin Tillou, Secretary
James T. Kyle, PP/AICP, Borough Planner
Brandon Fetzer, PE, Borough Engineer
Edwin Schmierer, Esq., Board Attorney

BOROUGH OF PENNINGTON STAFF

G.P. Caminiti, Borough Administrator
Betty Sterling, Borough Clerk
Walter Bliss, Esq., Borough Attorney
Tyler Gronau, Zoning Officer

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INTRODUCTION

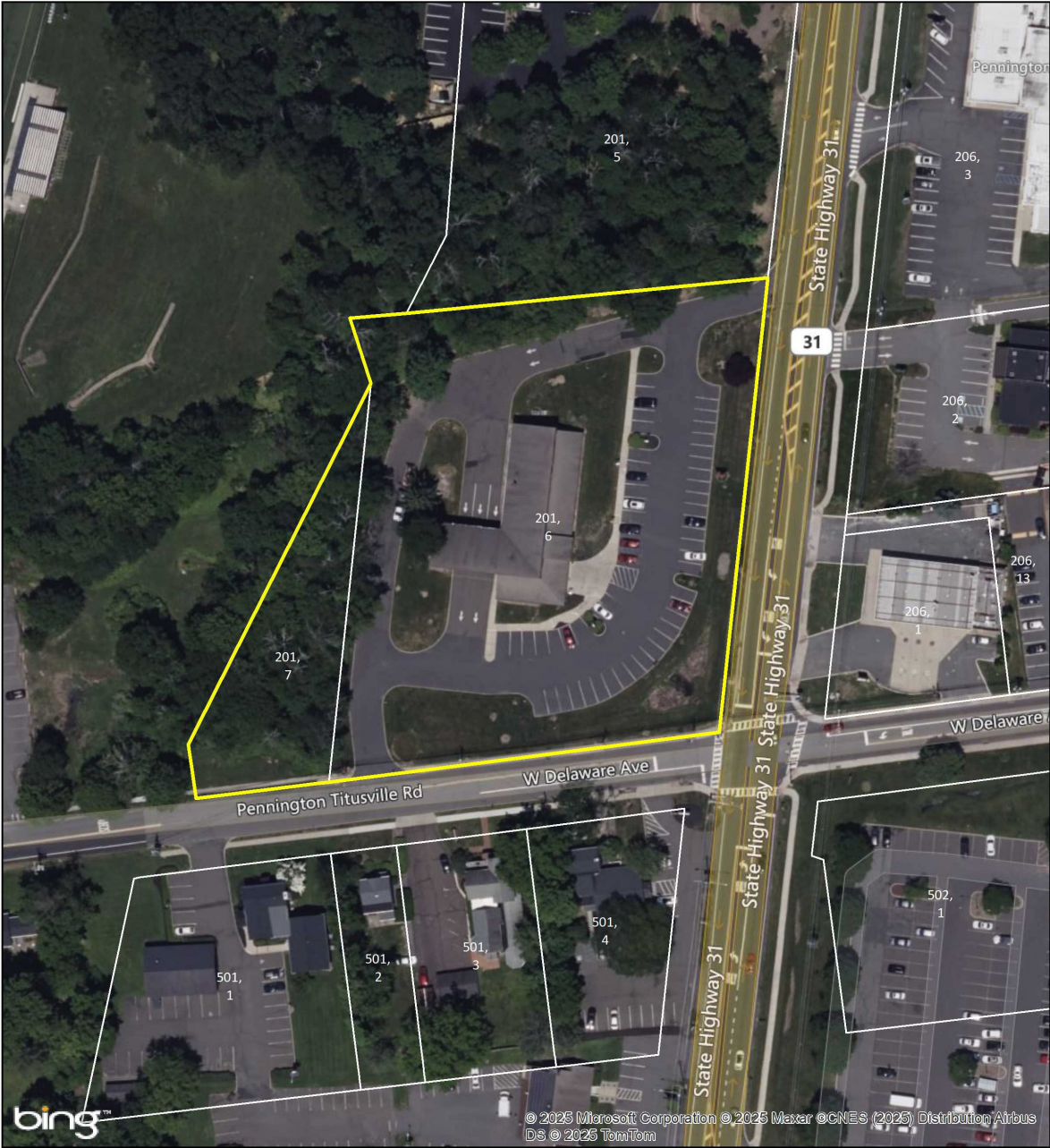
On March 5, 2025, the Borough Council, with the adoption of a resolution 2025-5.7 declared Block 201, Lots 6 and 7 as an area in need of redevelopment (see Appendix 1). This designation followed detailed investigation by the Planning Board and a public hearing on January 21, 2025 where the Board recommended such designation by resolution (see Appendix 2). As the property is located in the Fringe Planning Area (PA-3), explicit approval by the New Jersey Department of Community Affairs is required (see Appendix 3).

The redevelopment plan area consists of approximately 2.8 acres of land at the northwest corner of the intersection of West Delaware Avenue and Route 31. At present Lot 6 contains two-story brick building formerly utilized by Wells Fargo as a bank along with drive through lanes, parking and pedestrian improvements while Lot 7 is wooded and contains drainage features.

In reviewing data published by the New Jersey Department of Environmental Protection (NJDEP) through NJ GEOWEB, the study area does not contain any wetlands. A tributary of the Lewis Brook flows roughly west to east through Lot 6 in its northwest corner, eventually flowing onto Lot 5 immediately to the north then under Route 31. Although FEMA has not studied the Lewis Brook and established a floodway and 100-year flood elevation, more detailed engineering study of the Brook will be needed to establish the potential flood hazard area and any regulatory issues under NJDEP rules. There are no known contaminated sites documented by NJDEP that lie within the study area.

The redevelopment plan area is bound to the west by Hopewell Valley Central High School and the library, to the north by the Global Neurosciences Institute and medical office uses, a gas station and other commercial uses to the east and commercial uses to the south across West Delaware Avenue.


Figure 1 – Route 31 and Delaware Redevelopment Plan Area



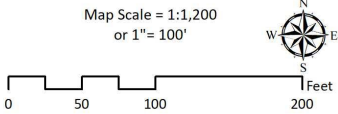
Route 31 and Delaware Redevelopment Area

A Portion of Pennington Borough
Mercer County, New Jersey
April 2025

Legend

 Route 31 and Delaware Redevelopment Area

Data Sources:
NJ Office of Information Technology, Office of
Geographic Information Systems



Map Prepared by:
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PO Box 236
Hopewell, NJ 08525
(609) 257-6706
jkyle@kylemcmanus.com



REDEVELOPER SELECTION AND DESIGNATION

The Pennington Borough Mayor and Council will act as the Redevelopment Entity for this redevelopment plan area. Upon adoption of this redevelopment plan, the Redevelopment Entity, through counsel, shall begin negotiations of a redevelopment agreement with the designated redeveloper which shall be forwarded to Mayor and Council for consideration and adoption. Any Payment in Lieu of Taxes (PILOT) proposal and financial agreement shall be similarly negotiated and subject to consideration, introduction, and adoption of an ordinance by Mayor and Council.

PUBLIC PURPOSE

Aside from the reasons outlined in the Planning Board's redevelopment investigation, redevelopment planning has tremendous benefits to the community from a land use planning perspective. First and foremost, it enables a municipality to establish new parameters for redevelopment, which can in some cases represent a significant departure from status quo zoning with respect to physical form, building materials, design and density. Whether treated as an overlay to existing zoning or superseding underlying zoning requirements (as will be the case here), a redevelopment plan offers the opportunity to meet emerging needs of the community through a small-scale, self-contained planning process. In this case, that planning process will greatly aid the Borough in addressing its constitutional obligation to provide its fair share of the region's required affordable housing while also providing the opportunity for market-rate, handicap-accessible rental apartments. This aids in diversifying the Borough's housing stock, which is predominately comprised of single-family detached dwellings with limited townhome and apartment options.

LEGAL BASIS FOR REDEVELOPMENT IN NEW JERSEY

The New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., enables municipalities to take advantage of a broad range of tools that assist in remedying deteriorated conditions and blight or lack of proper utilization of land that can ultimately impact the public welfare. Areas that exhibit a preponderance of vacant or underutilized properties or structures, or lands that have remained underutilized for a significant length of time can ultimately impact the viability of surrounding uses to the detriment of the public interest. In the case of this redevelopment plan area, the site exhibits such characteristics, as the office/bank building located on the property has been more than half vacant for over two years. Given the office vacancy rate in Mercer County was at 23.4% in the first quarter of 2025, there is little hope of maintaining office space at this location

Redevelopment starts with the governing body authorizing the Planning Board to undertake a "Preliminary Investigation" of whether a certain area or group of parcels meet the criteria outlined in N.J.S.A. 40A:12A-5. Changes to the LRHL resulting from court decisions require the governing body, in its resolution authorizing the preliminary investigation, to specify whether condemnation powers will be utilized in redevelopment efforts. In the case of this investigation, the governing body has already determined condemnation powers will not be used, branding this a "non-condemnation redevelopment area." This means the Borough will not seek to condemn any privately owned properties within the redevelopment area for the purposes of redevelopment and will instead rely on

normal market forces to drive the assemblage of land for new development. In this case, the Borough Council authorized the redevelopment investigation with adoption of resolution 2024-8.6 on August 5, 2024.

While the LRHL does not prescribe an exact form for the preliminary investigation, it must contain, at a minimum, a map of the area studied and the location of parcels included along with a statement as to the basis for the investigation. The Planning Board is required to hold a public hearing on the preliminary investigation, with notice given to affected property owners and general notice given by publication of the hearing in a newspaper of general circulation. Notice must be published once each week for two consecutive weeks, the second publication occurring at least 10 days prior to the date of the hearing on the preliminary investigation. The hearing is held much like a hearing for land development applications, where interested parties and those immediately affected are afforded the opportunity to speak and enter evidence for the Board's consideration. At the conclusion of the public hearing, the Board is required to recommend to the governing body that all or any part of the area studied be determined, or not be determined, to be an area in need of redevelopment. The Pennington Borough Planning Board conducted a public hearing on October 9th, 2024 in accordance with the above requirements, and recommended by resolution that Borough Council designate the area studied as an area in need of redevelopment.

Considering the recommendation of the Planning Board, the governing body may adopt a resolution determining that the area studied, or any part thereof, is an area in need of redevelopment. Once adopted, the resolution must be forwarded to the Commissioner of Community Affairs for review. The governing body must issue a notice of determination within 10 days to all property owners within the delineated area and any person who filed a written objection and specified an address where a notice of determination must be sent. The Borough Council designated Block 201, Lots 6 and 7 as an area in need of redevelopment by resolution on March 5, 2025 (see Appendix 1). As the redevelopment plan area is located in PA-3 (Fringe Planning Area), approval from the Department of Community Affairs is required and was received on _____ (see Appendix 3).

Once an area is determined to be an area in need of redevelopment, the governing body must prepare or, authorize the Planning Board to prepare, a redevelopment plan. The LRHL specifies that "the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:"

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
- (6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- (8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Any redevelopment plan may include requirements for the provision of affordable housing, but it must contain discussion on the relationship of the plan to development regulations of the municipality and must be "substantially consistent with" or "designed to effectuate" the municipal master plan. Redevelopment plans are required to be adopted by ordinance and go through the normal procedure undertaken by the governing body for such an action. If the governing body prepares the redevelopment plan, it must be referred to the Planning Board for review as set forth in the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-26 to determine if any provisions of the redevelopment plan are inconsistent with the master plan. In accordance with the LRHL, if the Planning Board prepares the redevelopment plan, the governing body need not refer the plan and ordinance back to the Board for review.

EXISTING ZONING

The redevelopment plan area is situated within the O-B Office Business Zone. Permitted primary uses include executive or administrative, general business and professional offices, technical training centers, childcare centers and educational uses. Permitted secondary uses include municipal parks, playgrounds and buildings deemed appropriate and necessary by the Borough Council, garage and storage buildings which are necessary to store vehicles, equipment or materials on the premises in conjunction with a permitted use, off-street parking for the use of employees and visitors, cafeterias located within a permitted primary use and operated for the exclusive use of employees and their guests and satellite and other receiving antennas. Permitted conditional uses include public utility uses, scientific and research laboratories, banks, including drive-in facilities, limited retail uses, cannabis retailers, cannabis delivery services and medical cannabis dispensaries.

REDEVELOPMENT PLAN OBJECTIVES

The following objectives are intended to guide redevelopment within the redevelopment plan area:

1. To promote and advance the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, including:
 - o a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
 - o g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
 - o i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
2. To provide equitable access to housing by diversifying the Borough's housing stock.
3. To provide a realistic opportunity for the construction of affordable housing within the Borough.
4. To locate affordable housing opportunities in areas of the Borough where everyday needs and services are within walking distance and have access to public transit.
5. To redevelop properties and achieve better compliance with current stormwater management regulations and explore opportunity for enhanced .
6. Enhance walkability in the redevelopment area and ensure pedestrian safety.

With adoption of the following development regulations and through the redevelopment process in general, the Borough seeks to promote the above objectives. The development regulations supersede underlying zoning and will provide credits towards the Borough's affordable housing obligation.

GENERAL PROVISIONS

Redevelopment Authority

The Borough Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-4.c for the purposes of implementing this redevelopment plan and carrying out redevelopment projects. In doing so, the Council shall have the powers set forth in N.J.S.A. 40A-12A-15 to effectuate all of its duties and responsibilities in the execution and implementation of this redevelopment plan.

Site Plan Review

Review of applications for development shall be conducted by the Borough of Pennington Planning Board pursuant to N.J.S.A. 40:55D-1, et seq. Any departure from the permitted principal or accessory uses, residential density or building height exceeding that permitted by 10’ or 10% must be addressed through amendment of the plan by the Borough Council. Any departure from the bulk regulations contained in this must be approved by the Borough of Pennington Planning Board in accordance with criteria similar to those typically considered for bulk variances under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-70c(1) or 70c(2). The redeveloper must demonstrate that the departure(s) proposed promote the purposes of the New Jersey Municipal Land Use Law and the objectives of this redevelopment plan, and that they can be granted without substantial detriment to the public good and that they will not impair the intent and purpose (objectives) of this redevelopment plan. Similarly, any departure(s) from the design regulations contained in section G of this redevelopment plan must be supported by demonstration that compliance is impracticable, or would exact undue hardship on the redeveloper and must present this testimony before the Borough of Pennington Planning Board to seek relief afforded under the Municipal Land Use Law

Effect of Approval

The effect of Planning Board approval shall be consistent with the rights granted by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by any redevelopment agreement between the Borough and the designated redeveloper.

Acquisition of Property (N.J.S.A. 40A:12A7a(4))

Pursuant to Section 15 of the LRHL (N.J.S.A. 40A:12A-15), no property is proposed to be acquired by public entities in the redevelopment plan area as part of this redevelopment plan.

Affordable Housing Units and Replacement Units (N.J.S.A. 40A:12A 7a(6 and 7))

At present there are no residential dwelling units located within the redevelopment plan area. As such, replacement units are not required under the Local Redevelopment and Housing Law. The proposed redevelopment will be adding credits to be applied toward the Borough’s Fourth Round Affordable

Housing Obligations.

Relocation Provisions (N.J.S.A. 40A:12A-7a(3))

No property acquisition will be undertaken by a public entity or utilizing government funds pursuant to this redevelopment plan. Consequently, there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under N.J.A.C. 5:11-1 et seq.

Zero-Emission Vehicle Fueling and Charging Infrastructure (N.J.S.A. 40A:12A-7a(8))

Through the redevelopment process and implementation of the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-66.20b(1), electric vehicle charging infrastructure shall be provided by the redeveloper.

DEVELOPMENT REGULATIONS

Pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), the following sections set forth development regulations applicable to the redevelopment plan area. These regulations shall supersede the O-B Office Business zone requirements. Any departure from the permitted principal or accessory uses, residential density or building height exceeding that permitted by more than 10% or 10' must be addressed through amendment of the plan by the Borough Council. Any use not permitted, whether principal or accessory, is prohibited.

Any departure from the bulk regulations contained in this plan must be approved by the Borough of Pennington Land Use Board in accordance with criteria similar to those typically considered for bulk variances under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-70c(1) or 70c(2). The redeveloper must demonstrate to the Land Use Board that the departure(s) proposed promote the objectives of this redevelopment plan, and that they can be granted without substantial detriment to the public good and that they will not impair the intent and purpose (objectives) of this redevelopment plan. Similarly, any departure(s) from the design regulations contained in section E of this redevelopment plan shall be treated as design exceptions and must be shown to be reasonable and within the general intent of the provisions and must be supported by demonstration that compliance is impracticable or will exact undue hardship on the redeveloper because of peculiar conditions relative to the redevelopment parcel.

A. Applicability of other requirements

1. Unless specific requirements set forth in this redevelopment plan provide standards to the contrary, the redeveloper shall be subject to and comply with the provisions of Chapter 215 of the Borough of Pennington Code, entitled "Zoning", Chapter 163, entitled "Site Plan Review" and Chapter 58, entitled "Affordable Housing".

B. Permitted Principal Uses

1. Residential multifamily apartments not to exceed a total of 80 units.
2. One or more principal structures containing permitted principal uses.

C. Permitted Accessory Uses

1. Off-street parking.
2. Solar panels mounted on a roof.
3. Signs.
4. Fences and walls.
5. Light fixtures.
6. Street furniture including planters, tables, chairs, umbrellas, benches and trash receptacles.
7. Masonry and fenced trash enclosures.
8. Electrical transformers and other utility equipment.
9. Electric vehicle charging stations and required infrastructure.
10. Swales/rain gardens and stormwater management facilities.
11. Temporary construction trailers while site construction is occurring.
12. Emergency backup generators.
13. Uses customarily incidental to a permitted principal use.

D. Area, Yard and Bulk Requirements

1. Minimum lot area: 2 acres
2. Minimum lot width: 250 feet
3. Minimum lot frontage: 250 feet
4. Minimum front yard setback, Route 31: 35 feet
5. Minimum front yard setback, West Delaware Avenue: 25 feet
6. Minimum side yard setback: 25 feet
7. Maximum building coverage: 30%
8. Maximum overall impervious coverage: 75%
9. Maximum building height: 48 feet, 4 stories.
10. Minimum parking stall setback from western property line: 5 feet, all other property lines: 25 feet
11. Minimum drive aisle setback from property line: 10 feet

E. Off-street parking

- i. Parking stalls shall be provided at a rate of one and one half spaces per unit, regardless of the number of bedrooms within the unit.
- ii. With the exception of required handicapped-accessible stalls, all parking stalls shall measure a minimum of 9 feet in width and 18 feet in length.
- iii. Drive aisles shall measure a minimum of 24 feet in width.

F. Affordable Housing Requirements

- i. Where rental units are proposed, a minimum of 15% of the total new units to be constructed shall be set aside and made available to low and moderate income households. Where for-sale units are proposed, the minimum set aside shall be 20%. Affordable housing units shall be developed in compliance with the Borough's affordable housing ordinance and the Uniform Housing Affordability Controls.
- ii. Affordable housing units shall be managed by the redeveloper or his or her designated administrative agent, including but not limited to affirmative marketing, income

qualification and records management. The redeveloper or his or her administrative agent shall work with the Borough's Municipal Housing Liaison to comply with reporting requirements of the State.

iii. Affordable housing units shall be integrated amongst market-rate units and have access to the same amenities as market-rate units.

iv. Deed restrictions for affordable housing units shall comply with New Jersey Fair Housing Act and the Uniform Housing Affordability Controls as to minimum length of affordability controls.

G. Design Standards

1. Lighting.

i. Adequate illumination of parking areas, pedestrian pathways and other portions of the site requiring area lighting shall be provided and meet the following criteria.

- a) all lights shall be focused downward so that the direct source of light is not visible from adjoining streets or properties.
- b) No light source, including illuminated signs, shall exceed a height of 18 feet.
- c) All lights shall be shielded to restrict the maximum apex angle of the cone of illumination to 150 degrees.
- d) Light intensity provided at ground level shall be a minimum of 0.5 footcandles and shall average a minimum of 1.0 footcandle over the entire area improved with buildings and parking areas.
- e) Light intensity at the property line shall not exceed 1.0 footcandle, which may be exceeded at driveways but in no case be greater than 3.0 footcandles.
- f) Provision shall be made for reduction in the intensity of illumination from 10:00 pm to 5:00 am to only that needed for adequate security.
- g) The style of any light or light standard shall be consistent with the architectural style of the building.
- h) Freestanding lights shall be located behind the curb or in curbed islands.
- i) Whenever possible, walkways shall be illuminated with bollard style fixtures.
- j) LED fixtures shall have a color temperature of 3000 kelvin.

2. Fences and walls.

- i. All fences and walls shall comply with the requirements of §215-24.

3. Awnings and canopies.

- i. Canopies and awnings should match the architectural style of the building.
- ii. No canopy or awning shall extend more than 5 feet into a required yard area.

4. Landscaping

- i. The redeveloper shall provide a comprehensive landscape plan in conjunction with an application for site plan approval. Native species shall be utilized.
- ii. Street trees shall be provided along all public roadways and shall be located on the property to be developed. Larger street trees shall be provided every 50 feet, medium street trees every 40 feet and smaller street trees every 30 feet.
- iii. Landscape buffering shall be provided between the buildings and all public roadways.

- a) A mix of evergreen and deciduous trees and shrubs shall be provided.
- b) Evergreen trees and shrubs shall constitute a minimum of 60% of those proposed.
- c) Larger trees and shrubs shall constitute a minimum of 85% of those proposed.
- d) Stormwater management features within the required buffer area may be removed when considering the minimum percentages specified above.
- iv. All buildings shall include foundation plantings.
- v. An irrigation system should be installed.
- 5. Refuse and recycling
 - i. A centrally-located enclosure for disposal of refuse and recycling shall be provided on-site. Separate dumpsters shall be provided.
 - ii. Refuse enclosures shall be constructed of material consistent with that of the principal structure but shall at a minimum be of masonry construction. Gates shall be provided on the front of the enclosure to permit access for collection.
 - iii. If required by stormwater management regulations, the enclosure shall be covered.
 - iv. Refuse enclosures shall be screened with evergreen trees or shrubs.
- 6. Signs
 - i. Each redevelopment project shall be permitted one main identification sign, which shall be a monument sign not exceeding 40 square feet in area, not including any decorative base. Such sign shall not be higher than 5 feet from finished grade and shall not exceed a width of 8 feet. A monument sign may be located within a front yard but not where it would impair sight distance at driveways or intersections.
 - ii. One façade sign shall be permitted for each façade facing a public street. Such signs shall not exceed 12 square feet in area and not be higher than 2 feet nor wider than 6 feet.
 - iii. Each building shall be identified with the number or letter portion of the street address. Such identification shall not exceed 6 square feet in area and shall not count towards the allowed area of façade signs.
 - iv. Directional signage not exceeding 2 square feet in area shall be permitted at the discretion of the redeveloper with approval by the Planning Board.
 - v. All signage required for EV charging stations is considered permitted provided it complies with all State regulations and those of the electric code.
- 7. Architecture
 - i. Buildings should be designed with flat roofs or treatments that otherwise downplay the mass and height of the structure. If a flat roof or low pitch roof cannot be reasonably accommodated, then a mansard roof should be utilized.
 - ii. All building-mounted HVAC equipment and plumbing venting on the roof shall be screened from view to the greatest extent practical.
 - iii. Building facades should be articulated to break up stretches of building such that no individual section is longer than 50 feet.
 - iv. Building entrances should be enhanced by projection or other unique features such as

awnings or overhangs.

v. While there is no discernable vernacular for the Route 31 corridor, building materials should be compatible with nonresidential buildings in the area yet should distinguish the project in some measure.

RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

This redevelopment plan is consistent with the general planning policies of the Borough of Pennington and those of surrounding municipalities, the County and the State Development and Redevelopment Plan. While some of the provisions contained in this plan are intended to supersede requirements of the Zoning regulations, those departures are consistent with the intent and purpose of the ordinance and the Borough of Pennington Master Plan. In accordance with the requirements of the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7a(1), these standards will result in appropriate land uses that will not negatively impact traffic and public transportation, public utilities and recreational and community facilities.

Considering the goals and objectives of the master plan, the standards set forth in this redevelopment plan are designed to be consistent with and effectuate the Borough's planning policy. More specifically, the 2020 Master Plan encourages the construction of senior citizen housing, continuing to meet the Borough's obligation to provide its fair share of the region's affordable housing and to enhance gateways to the Borough. The permitted use of senior living community will create a spectrum of housing accommodation that addresses the needs of senior citizens while creating affordable housing credits. Redevelopment of the site will create high quality development at one of the northern gateways of the Borough.

SIGNIFICANT RELATIONSHIP OF THE REDEVELOPMENT PLAN TO OTHER MUNICIPAL, COUNTY AND STATE PLANS

Other Municipal Plans

The redevelopment area subject to this redevelopment plan is located immediately along the border with Hopewell Township. On the north side of West Delaware Avenue are the County Library and Hopewell Valley Central High School while the south side contains single-family detached dwellings. All property to the west in Hopewell Township lies within the R-100 residential district. Based on the nature of existing uses in the area, multifamily residential development along a State highway is not inconsistent with this zoning designation.

Mercer County

Mercer County adopted its most recent Master Plan in September of 2010, with amendments adopted in 2016. The plan follows a three-system approach providing policies related to the economy,

transportation and the environment as noted below.

ECONOMY

- Promote the appropriate location and design of new development with opportunities for transit, regional equity, and preservation
- Provide infrastructure and other incentives that promote growth
- Promote housing choice to meet the region's needs

TRANSPORTATION

- Direct growth to transit corridors and centers
- Promote access management to enhance safety and capacity
- Promote compact design, walkable, mixed use centers
- Match jobs to housing to reduce long auto commutes to work

ENVIRONMENT

- Promote land use patterns that limit stormwater runoff and increase green infrastructure
- Promote redevelopment of brownfields and grayfields
- Prioritize open space acquisition to complete greenway networks, support compact development, and provide recreation opportunities to underserved populations

The proposed development of multifamily apartments in the redevelopment plan area promotes many of the policies of the County Master Plan, including promoting new development with access to transit, promoting compact design, walkable, mixed-use center and matching jobs to housing.

State of New Jersey

The 2001 State Development and Redevelopment Plan classifies the redevelopment plan area as PA-3, Fringe Planning Area. In PA-3, the State Plan's intention is to:

- Accommodate growth in centers
- Protect the environs primarily as open lands
- Revitalize cities and towns
- Protect the character of existing stable communities
- Protect natural resources
- Provide a buffer between more developed Metropolitan and Suburban planning areas and less developed Rural and Environmentally Sensitive planning areas
- Confine programmed sewer and public water services to centers

Of particular relevance to the redevelopment plan area, the State Plan in the policy objectives related to housing desires to provide a full range of housing choices, but also to ensure that affordable and senior citizen housing is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities. The location of the redevelopment plan area meets this objective, as the area functions as a center with a host of commercial and personal service businesses with access to public transit on Route 31. This redevelopment plan is consistent with

the State's policy for PA-3 noted above and promotes these intentions.

DRAFT

APPENDIX 1

**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.

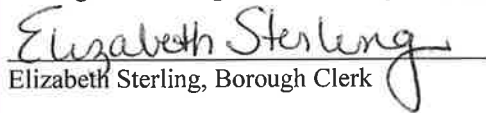
BE IT FURTHER RESOLVED that the Borough Administrator and Borough Clerk are hereby directed as follows:

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	X				Rubenstein	X			
Chandler	S				Stern	X			
Marciante	M				Valenza	X			

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

APPENDIX 2

**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, pursuant to *N.J.S.A.* 40A:12A-6, the governing body of the Borough of Pennington, the Pennington Borough Council (“Borough Council”), adopted Resolution 2024-8.6 on August 5, 2024, directing the Pennington Borough Planning Board (“Planning Board”) to undertake a preliminary investigation in order to determine whether a certain area within the Borough designated as Block 201, Lots 6 and 7 on the Pennington Borough Tax Map (“Property”) would qualify as an area in need of redevelopment pursuant to the criteria set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12-6, the Borough Council further determined that, should the Property qualify as an area in need of redevelopment, said area would be designated as a “Non-Condemnation Redevelopment Area”; and

WHEREAS, the Planning Board authorized its Planning Consultant, Kyle McManus Associates to prepare the aforementioned preliminary investigation report for the Property; and

WHEREAS, Kyle McManus Associates prepared the report entitled, “Preliminary Investigation, Block 201, Lots 6 and 7 Prepared for the Pennington Borough Planning Board by: Kyle McManus Associates,” dated September 20, 2024; and

WHEREAS, said report includes a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein; and

WHEREAS, the Planning Board scheduled and conducted a public hearing on the preliminary investigation report at its meeting on October 9, 2024, after providing notice in

accordance with the requirements of *N.J.S.A.* 40A:12A-6b(3)(d) and making available to the public a copy of said preliminary investigation report; and

WHEREAS, at the hearing on October 9, 2024, the preliminary investigation report was considered by the Planning Board and an opportunity was provided for all persons who were interested in or would be affected by a determination that the Property is a redevelopment area were given an opportunity to testify.

NOW, THEREFORE, BE IT RESOLVED, by the Pennington Borough Planning Board as follows:

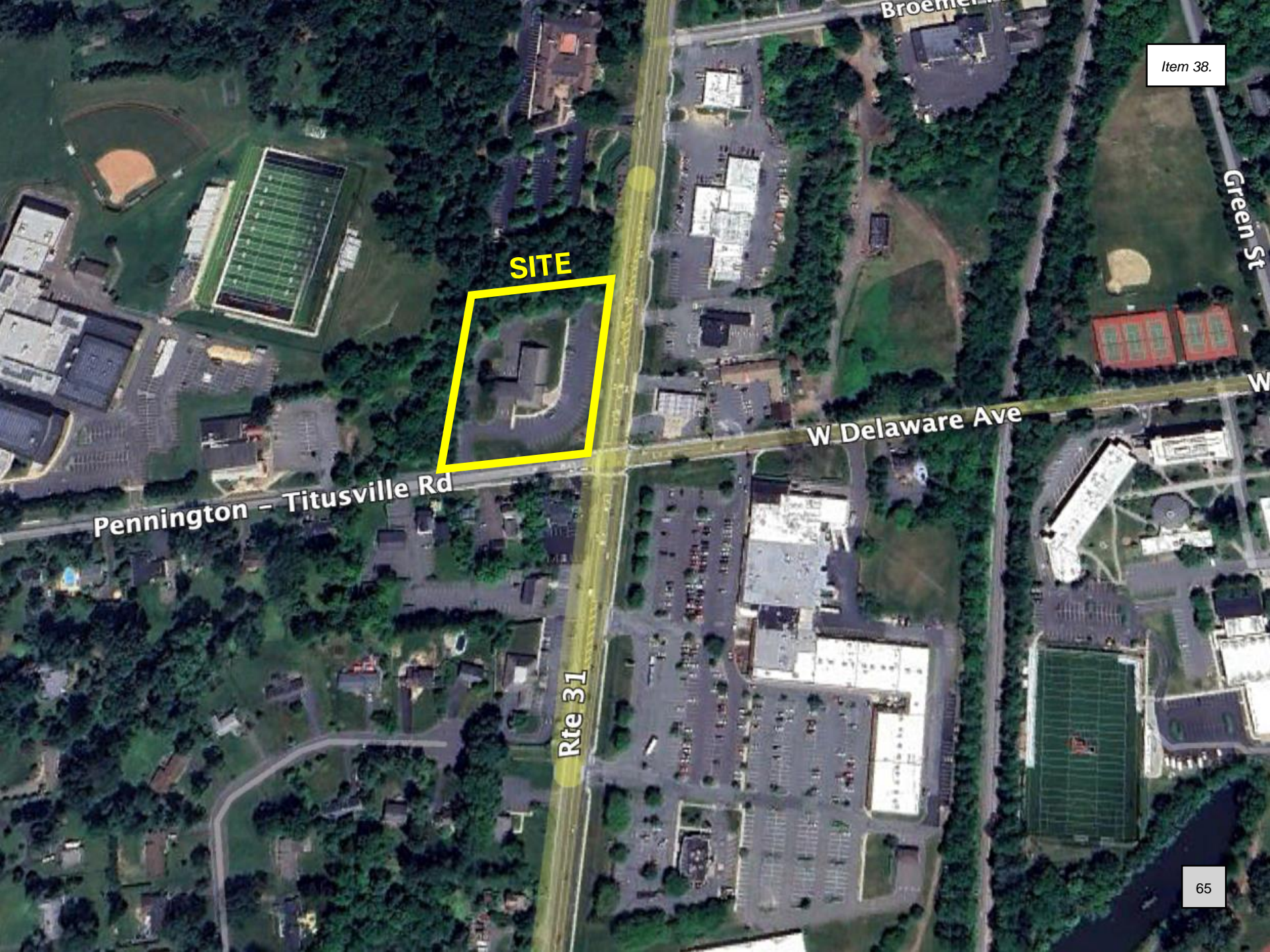
1. The foregoing preamble is incorporated herein as if fully restated.
2. The Property which is the subject matter of the preliminary investigation report satisfied the criteria for designation as an area in need of redevelopment under *N.J.S.A.* 40A:12A-5 and in particular subsection b. thereof, on the basis that a significant portion of the building, which was previously used for commercial purposes, has been vacant for the last two consecutive years, despite efforts to attract new tenants.
3. The Planning Board, therefore, recommends to the Borough Council that the Property should be determined by the Council to be a Redevelopment Area.
4. A certified true copy of this Resolution shall be furnished to the Clerk of the Borough of Pennington on behalf of the Pennington Borough Council.

James Reilly, Chairman
Pennington Borough Planning Board

This Resolution of Memorialization adopted November 13, 2024

APPENDIX 3

APPENDIX 4





Item 38.



Topics

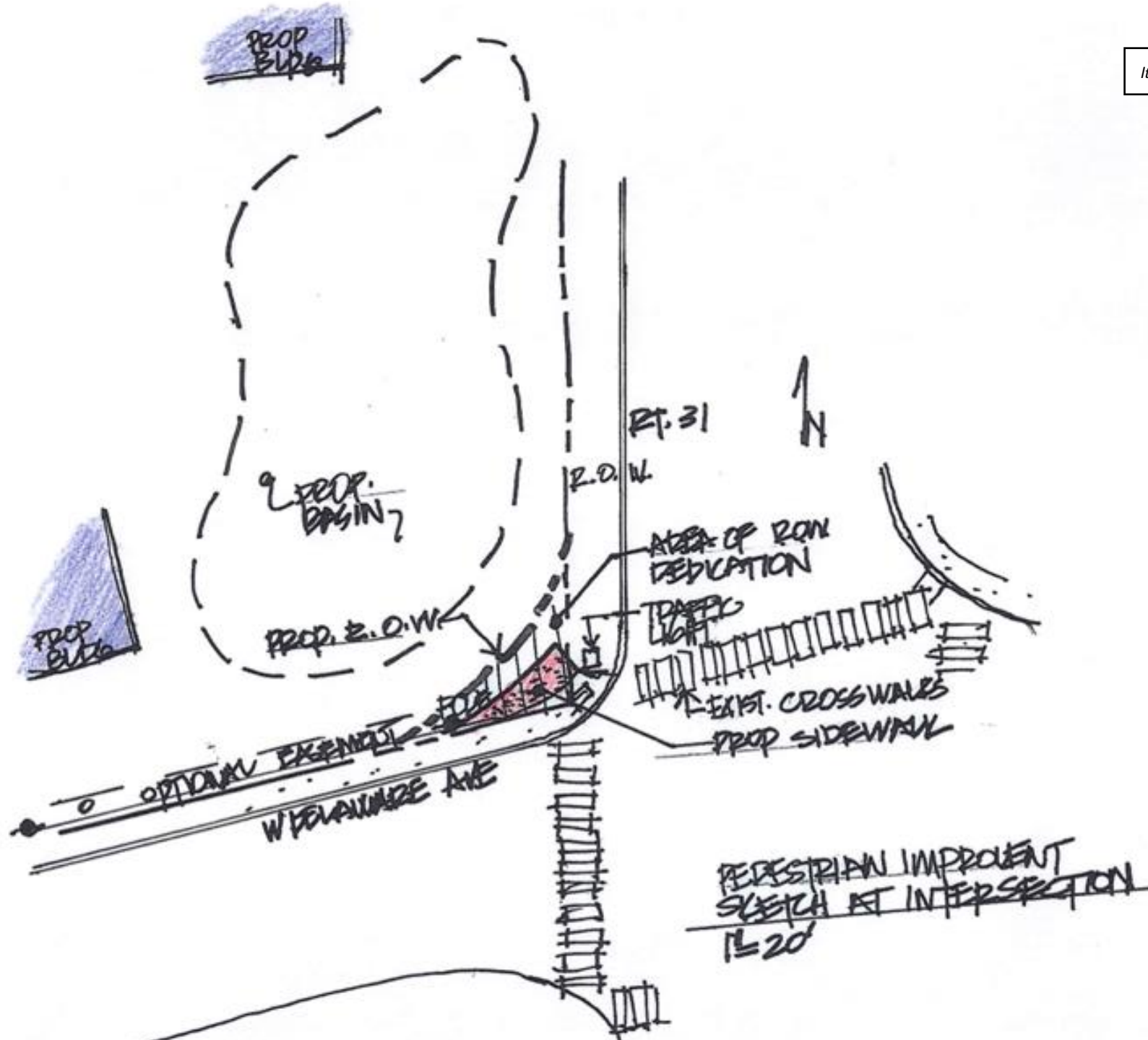
- Storm Water
- Pedestrian Safety

Storm Water

- Site Slopes Southwest to Basin
- No Flood Hazard Area on Site
- Maintain Current Pattern
- Major Development from NJDEP Stormwater Management
- Comply with NJDEP and Best Management Practices
- Improvements to Basin
 - Bio Retention Basins
 - Infiltration
 - Structural Devices
 - Porous Pavement
- Route 31/Delaware Avenue Study

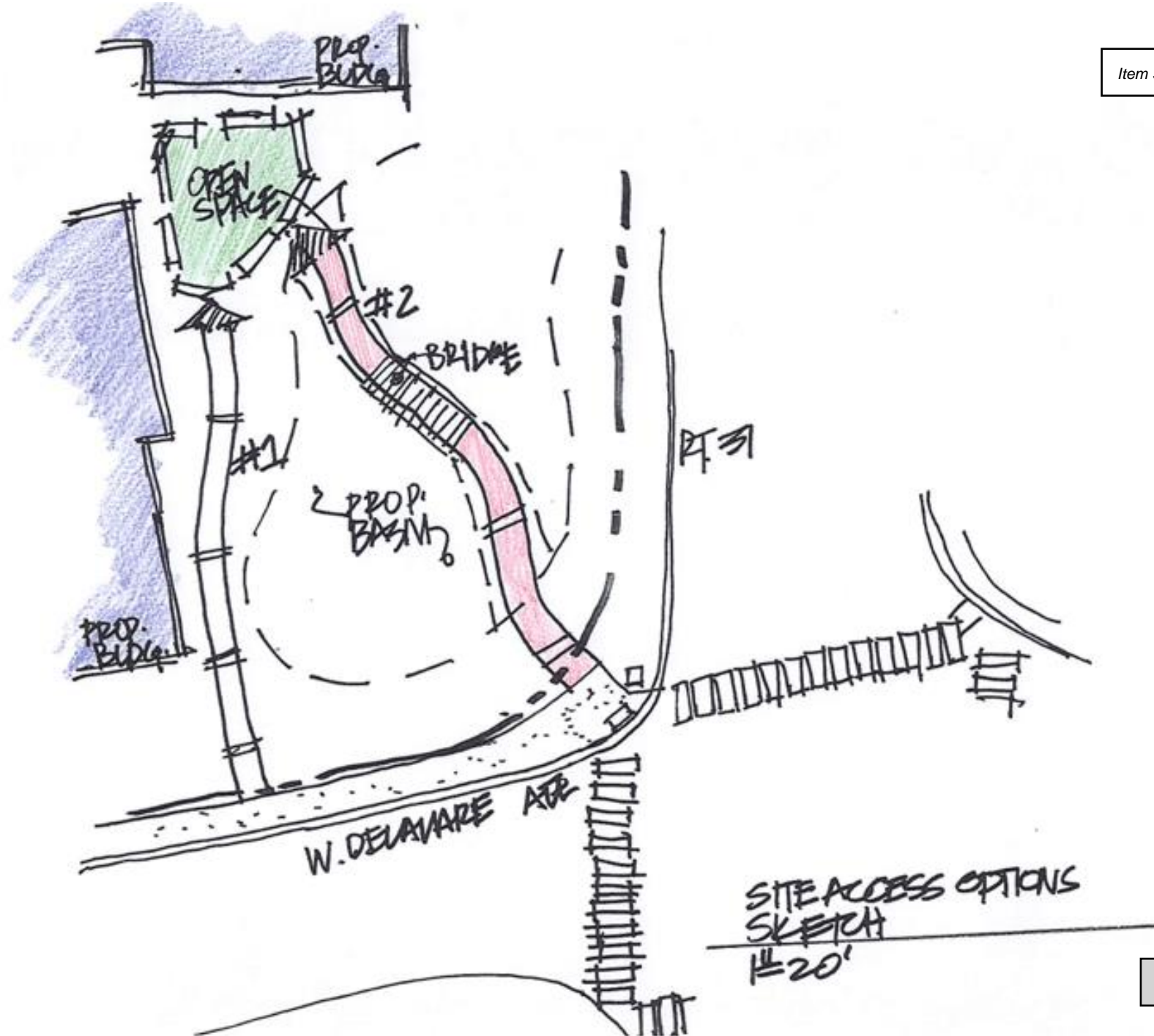
Pedestrian Safety

- Improvements to Basin
 - School Hours – Negligible Increase
- High Visibility Sidewalks
- Pedestrian Improvement at Rte 31 Intersection
- Improved Routing to Rte 31 Intersection



Pedestrian Safety

- Improvements to Basin
 - School Hours – Negligible Increase
- High Visibility Sidewalks
- Pedestrian Improvement at Rte 31 Intersection
- Improved Routing to Rte 31 Intersection





East View Elevation