



REGULAR COUNCIL MEETING - AUGUST 3, 2026

AGENDA

Monday, August 03, 2026 at 7:00 PM
Online via Zoom

CALL TO ORDER - Mayor Davy

ROLL CALL - Borough Clerk - GP Caminiti

Angarone; Chandler; Kassler-Taub; 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

PRESENTATIONS

1. Senior Advisory Committee Presentation - Randi Malkiewicz and Nancy Rubenstein

APPROVAL OF MINUTES

2. May 26, 2026 Council Work Session Minutes

ORDINANCES FOR INTRODUCTION

3. Ordinance 2026-26 - An Ordinance Amending Chapter 215 "Zoning", to Implement Recommendations Contained in the Borough of Pennington Master Plan Adopted by the Planning Board on May 13, 2026
4. Ordinance 2026-27 - Ordinance Requiring Escrow Fees from Potential Redevelopers in Connection with Redevelopment Matters Before Borough Council, and Amending the Code of the Borough of Pennington to Include a new Chapter 35 Concerning Redevelopment Matters

- [5.](#) Ordinance 2026-28 - Amendment to Bond Ordinance 2025-10 Providing for Milling and Overlaying of Various Streets in and by the Borough of Pennington, in the County of Mercer, New Jersey

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

- [6.](#) Ordinance 2026-24 -Bond Ordinance Providing for Various PFAS Remediation and Improvements Through the Water/Sewer Utility in and by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$8,000,000 there for and Authorizing the Issuance of \$8,000,000 Bonds or Notes of the Borough to Finance the Cost Thereof.
- [7.](#) Ordinance 2025-25 - Bond Ordinance Providing for Various Improvements for the Remediation and Replacement of Lead Service Lines Through the Water/Sewer Utility in and by the Borough Of Pennington, in the County of Mercer, New Jersey, Appropriating \$3,500,000 Therefor and Authorizing the Issuance of \$3,500,000 Bonds or Notes of the Borough to Finance the Cost There Of

COMMITTEE REPORTS

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

COUNCIL DISCUSSION

NEW BUSINESS

- [14.](#) Resolution 2026 - 8.1 - Authorizing Payment of Bills
- [15.](#) Resolution 2026 - 8.2 - Resolution Authorizing Refund of Escrow Funds
- [16.](#) Resolution 2026 - 8.3 - Resolution Authorizing Refund
- [17.](#) Resolution 2026 - 8.4 - Authorizing Hunting on Designated Properties as Part of the Borough's Deer Management Program
- [18.](#) Resolution 2026 - 8.5 - Resolution Authorizing Retention of CGP&H for Affordable Housing Administrative Services and Housing Rehabilitation Services in 2026-2027
- [19.](#) Resolution 2026 - 8.6 - Resolution Authorizing Purchase of Lawnmower for Department of Public Works
- [20.](#) Resolution 2026 - 8.7 - Resolution Authorizing Purchase of Caterpillar Inc Model 420 Backhoe Loader Under Sourcewell Cooperative Purchasing Contract 011723-CAT

PROFESSIONAL REPORTS

Borough Clerk / Administrator - GP Caminiti

Borough Attorney - Walter Bliss

Chief Financial Officer - Lubna Muneer

Superintendent of Public Works - Rick Smith

Police - Lieutenant 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:

21. Property Review and Update

ADJOURNMENT

**Pennington Borough Council
Work Session Meeting – May 26, 2026**

Mayor Davy called the Borough Council Work Session to order at 7:04 pm. The meeting was held via Zoom.

Borough Clerk GP Caminiti called the roll with Council Members Angarone, Chandler, Kassler-Taub, Rubenstein, Stern, and Mayor Davy in attendance.

Council Members absent: Council Member Valenza

Also present were Borough Clerk / Administrator GP Caminiti, Borough Attorney Walter Bliss, and Borough Planner, Jim Kyle.

Mayor Davy announced that notice of this meeting has been given to the Hopewell Valley News, Trenton Times, Trentonian and was posted on the bulletin board at Borough Hall and on the Borough web-site according to the regulations of the Open Public Meetings Act.

Open to the Public

Mayor Davy read the following statement.

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

Dan Pace, Pennington Resident, asked what the PR zone is in the zoning map and why the Hopewell Valley News is being discontinued as the official newspaper.

Mr. Kyle – Parks and Recreation zone. Mayor Davy – Pennington Borough received notice that Hopewell Valley News will no longer be publishing their paper.

There being no further public comment, Mayor Davy closed the public forum for this portion of the agenda.

Work Session Discussion Items

Wells Fargo Property: Request for Meeting by Developer

Mayor Davy announced that the developer for 2 Route 31, Pennington, NJ, the former Wells Fargo building, is requesting to have an informal meeting between Mayor Davy, Mr. Caminiti, Ms. Stern, and Ms. Kassler-Taub. They are still in the pre-concept plan stage.

The Council advised they have no objection to that informal meeting as long as they are provided with a read out of it. Mayor Davy agreed that they will provide council members not in attendance of the informal meeting with the developer a read out.

Land Use Ordinance Amendments: Review of Upcoming Amendments and Process (Jim Kyle)

Mr. Kyle presented the proposed land use ordinances that are in Master Plan.

Ms. Angarone asked why the OR zone is being changed.

Mr. Kyle – it gives more options for businesses and it is no longer required to have residential.

Ms. Chandler asked if a parking lot can be done near the dentist's office at 31 N. Main Street because in the OR zone it could not be.

Mr. Kyle will look into this.

Master Plan Implementation Steps - Process (Jim Kyle)

Mayor Davy – the administration and council will have an implementation plan that incorporates the action items in the Master Plan. They will also engage the Boards and Commissions of Pennington Borough for their input. The priority levels, assigned responsibilities, and action steps will also be implemented.

Redevelopment Planning Process (Wells Fargo; Blackwell; 12 N. Main Street; Landfill)

Mayor Davy – The Borough and the developers will schedule portions of work sessions to have discussions on one property. The Council will hear one developer presentation at a time for the proposed concepts.

The discussion to be had regarding the redevelopment properties for a concept will be to discuss stormwater management regulations and standards, consistency with zoning overlay, pedestrian safety, ingress/egress flow of traffic, impervious surface, traffic flow through intersections, wastewater/water generation and fire suppression.

Zoom Meeting Options to Prevent Meeting Disruptions

Mr. Caminiti – Pennington Borough’s IT department, Josh Dill, stated there should be a two-step authentication to avoid robot disruptions at these meetings.

Rejection of Bids for Lead Service Lines

Mayor Davy – A resolution will be put forward at the next Borough Council meeting on June 1, 2026 to reject all bids. The process with DEP will be done and I-Bank will be contacted to secure funding for the project and because of that it is necessary to reject all bids. I-Bank wants to be involved through the whole process.

Policy re: Distribution of Governing Body Email Addresses (N. Stern)

Council President Ms. Stern – This has been resolved with the Administrator.

Review of Tentative Council Regular Agenda

Environmental Commission Presentation - 2026 Agenda (Kieran John)

Proclamation: Gun Violence Awareness Day (Wear Orange)

Ordinance 2026-19: Amending Chapter 98 Fees for Borough Services

Ordinance 2026-20: Pertaining to Adjustment of Sewer Fees

Ordinance 2026-21: Establishing the Office of Deputy Clerk

Ordinance 2026-22 - Amending Bond Ordinance: Borough Hall

Resolution 2026-6.1 - Authorize Payment of Bills

Resolution 2026-6.2 - Appointing Deputy Registrar R. Tillou

Resolution 2026-6.3 - Amending Official Borough Newspapers and Signatories for 2026 – Official newspapers will be Mercer Me and Trenton Times.

Resolution 2026-6.4 - Liquor License Renewal – This is the annual liquor license for BORO Restaurant and bar.

Resolution 2026-6.5 - Approve Engineering Professional Services Agreement

Resolution 2026-6.6 - Rejecting Bids for Lead Service Lines

Ordinance 2026-23 - Amending Ordinance 2026-17 Rate of Compensation of Officers and Employees of the Borough of Pennington

Open to the Public/ Public Comment

Mayor Davy opened the meeting to the public. Due to no further comments from the public Mayor Davy closed the public forum.

CLOSED SESSION

AT, 8:20 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:

Sale of Retail Liquor License

Council Member Rubenstein made a motion to convene in Closed Session and adjourn the regular meeting, second by Council Member Angarone with all members present voting in favor.

Respectfully submitted,

Robin Tillou
Deputy Clerk

**BOROUGH OF PENNINGTON
ORDINANCE 2026-26**

**AN ORDINANCE AMENDING CHAPTER 215 “ZONING”, TO IMPLEMENT
RECOMMENDATIONS CONTAINED IN THE BOROUGH OF PENNINGTON MASTER PLAN
ADOPTED BY THE PLANNING BOARD ON MAY 13, 2026**

WHEREAS, the Borough of Pennington Planning Board, through a public process and in conformance with the requirements of the New Jersey Municipal Land Use Law, on May 13, 2026 adopted a new Master Plan; and

WHEREAS, the Land Use Plan Element adopted as part of the Borough Master Plan contained a number of recommendations for changes to zoning district boundaries, including the elimination of certain districts and overlay districts, the creation of new districts and amendments to existing zoning provisions; and

WHEREAS, the Mayor and Council desire to implement certain recommendations at this time.

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

Section I. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215-64 is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-64 Zoning Map.

The boundaries of all zone districts shall be shown on a map attached to and made a part of this chapter and titled “Zoning Map”, dated ~~March 2026~~ July 2026. Said map and all notations and references thereon are hereby incorporated into and declared to be a part of this chapter.

Section II. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.70 “O-R Office-Residence Zone” is hereby repealed in its entirety.

Section III. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.71.1 “TCB Town Center Buffer Zone” is hereby repealed in its entirety.

Section IV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.73 “O-B Office (Building) Business Zone” is hereby repealed in its entirety.

Section V. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.74 “P-O Professional Office Zone” is hereby repealed in its entirety.

Section VI. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.77 “MU-1 Mixed Use Zone” is hereby repealed in its entirety and retitled “E-3 Education Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-77 E-3 Education Zone

A. Permitted primary uses. The permitted primary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Public schools.
- (2) Administrative offices and facilities of the Hopewell Valley Regional School District.

B. Permitted secondary uses. The permitted secondary uses allowed in the E-3 Education Zone shall be as follows:

- (1) Garage and storage buildings necessary to store any vehicles, equipment or materials on the premises, in conjunction with a permitted primary use.
- (2) School-related off-street parking facilities, including those for the storage of school buses operated by the Hopewell Valley Regional School District.
- (3) School-related maintenance, utility and service facilities.
- (4) Playground equipment, sports courts and playing fields.
- (5) Signage.
- (6) Utility structures.
- (7) Fences.

Section VII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78 “MU-2 Mixed Use Zone” is hereby repealed in its entirety and retitled “PR Parks and Recreation Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§215-78 PR Parks and Recreation Zone.

- A. Permitted primary uses. The permitted primary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Publicly owned park and recreation facilities.
 - (2) Cemeteries.
- B. Permitted secondary uses. The permitted secondary uses allowed in the PR Parks and Recreation Zone shall be as follows:
 - (1) Off-street parking facilities.
 - (2) Restroom facilities.
 - (3) Playing fields and sports courts.
 - (4) Playground equipment and fitness stations.
 - (5) Gazebos, pavilions and other shade structures.
 - (6) Amphitheater, band shell or stage structures.
 - (7) Gardens, community gardens and wildlife habitats.
 - (8) Tables, benches, bike racks, seating and other site furniture.
 - (9) Signage, including interpretive signage.
 - (10) Sheds or other storage structures for maintenance equipment.
 - (11) Other temporary uses approved by permit issued by the Borough, including but not limited to concerts, festivals, markets, vendors selling food or wares, concessions and food trucks.

Section VIII. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.78.2 “Route 31 Corridor Business Overlay Zone”, is hereby repealed in its entirety.

Section X. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, section 215.72 “B-H Highway Business Zone”, is hereby retitled “C-B Crossroads Business Zone” and is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-72 C-B Crossroads Business Zone. The purpose of the Crossroads Business Zone is to provide opportunity for a variety of commercial uses that are compatible with the goal of reducing congestion, improving pedestrian safety, minimizing access points to adjacent roadways through shared access and improving stormwater management to address flooding.

A. Permitted primary uses. The permitted primary uses allowed in the C-B Crossroads Business Zone shall be as follows:

(1) Retail business and personal service establishments which are clearly of a community service character, such as, but not limited to, the following:

- (a) Retail shops and markets, including the sale of food items or clothing.
- (b) Drug and pharmaceutical stores.
- (c) Barbers, beauty salons and nail salons.
- (d) Makerspace, art galleries and studios for photography and dance.
- (e) Restaurants without drive through facilities.
- (f) Business and professional offices, banks, and financial institutions.
- (g) Commercial schools conducted for profit.
- (h) Medical, dental, physical therapy office or urgent care.
- (i) Distillery or craft brewery.
- (j) Commercial and indoor recreation including virtual reality and sports simulators.
- (j) Fitness studios and gyms.

(2) Other business uses similar in scale and service nature to those permitted above.

B. Permitted secondary uses. The permitted secondary uses allowed in the C-B Crossroads Business Zone shall be as follows:

- (1) Off-street parking facilities for the use of customers and employees.
 - (2) Private garage space for the storage of commercial vehicles used in conjunction with a permitted business use.
- C. Conditional uses. The conditional uses allowed in the C-B Crossroads Business Zone shall be as follows and shall

be further subject to the provisions of Article VIII:

(1) Public utility uses.

(2) Cannabis retailers (without cannabis consumption areas).

[Added 8-9-2021 by Ord. No. 2021-9]

(3) Cannabis delivery services.

[Added 8-9-2021 by Ord. No. 2021-9]

(4) Medical cannabis dispensaries (without cannabis consumption areas).

[Added 8-9-2021 by Ord. No. 2021-9]

D. Prohibited uses. Any use not hereby specifically permitted in the C-B Crossroads Business Zone is prohibited. The following uses are hereby specifically prohibited:

[Added 8-9-2021 by Ord. No. 2021-9[1]]

(1) Cannabis cultivators, cannabis manufacturers, cannabis wholesalers, cannabis distributors, medical cannabis cultivators, medical cannabis manufacturers and clinical registrants.

(2) Gas stations, service stations or a gas or service station in combination with a convenience store.

[1]Editor's Note: This ordinance also provided for the redesignation of former Subsection D as Subsection E.

E. Other provisions and requirements.

(1) Off-street parking space for the use of customers and employees shall be provided as provided below. Shared parking strategies may be utilized and are encouraged.

(a) Retail : one space for each 250 square feet of floor area.

(b) Distillery, craft brewer, personal service, fitness studios, gyms, makerspace and studios: one space for each 300 square feet of floor area.

(c) Professional, medical and business offices: one space for each 200 square feet of floor area.

(d) Restaurants: one space for each four seats, plus one space for each two employees.

(e) Commercial and indoor recreation: one space for each 350 square feet of floor area.

(2) Truck loading and unloading facilities shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street. Such space shall not infringe upon area required for off-street parking.

(3) Parking areas may be located within any of the required yard areas, provided they are not within 25 feet of the boundary of a residence zone or 10 feet of a street line. Driveways shall be limited to the number that are required for safe and reasonable access and shall be in accordance with the standards specified in Figure 1, or in the case of State or County roads, in accordance with applicable standards of the reviewing agency.[2] Wherever practical, acceleration and deceleration lanes shall be provided. Shared access and cross access is encouraged.

[2]Editor's Note: Figure 1 is included as an attachment to this chapter.

(5) Crosswalks at driveways shall utilize high-visibility markings to enhance pedestrian safety.

(6) All sidewalks shall be separated from the curb by a minimum of three feet.

(4) As further provided in Article VIII, the operating hours of cannabis retailers and medical cannabis dispensaries shall be exclusively from 9:00 a.m. to 8:00 p.m. daily.

[Added 8-9-2021 by Ord. No. 2021-9]

Section XI. Chapter 215 of the Borough Code "Zoning", Article V "Nonconforming uses", section 215.52 "Continuation of use of existing buildings", is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-52 Continuation of use of existing buildings.

Except as otherwise provided in this article, the lawful use of buildings existing at the date of the adoption of this chapter may be continued although such use or building does not conform to the regulations specified by this chapter for the zone in which such building is located; provided, however, that:

A. No nonconforming lot shall be further reduced in size.

B. No nonconforming building shall be enlarged, extended or increased, provided, however, that alterations or enlargements that do not increase the degree of nonconformity are permitted. Increasing the degree of nonconformity related to required front, side or rear yard setbacks shall be permitted so long as such alteration or enlargement represents a 25% or less increase as compared to the original length of the building plane or portion of the building plane that is nonconforming. Increasing the degree of nonconformity by construction or alteration is considered to be a further reduction of permitted front, side or rear yard setbacks or further increase over permitted lot coverage or further increase in building height..

Section XII. Chapter 215 of the Borough Code "Zoning", Article V "Nonconforming uses", section 215.57 "Alterations", is hereby amended (with deletions crossed out and new language underlined) as follows:

§ 215-57 Alterations.

A nonconforming building that is partially destroyed may be reconstructed to its original condition but not enlarged or extended unless in conformance with the requirements of §215-52.B. Nothing in this section shall limit the ability to reconstruct only a portion of a building that is partially destroyed provided previous nonconforming conditions that existed at the time of partial destruction are not exceeded.

Section XIII. Chapter 215 of the Borough Code “Zoning”, Article II “General Regulations”, is hereby amended to add new section 215-28.1 “Keeping of chickens” as follows:

§ 215-28.1 Keeping of chickens. The keeping of chickens shall be permitted on residential properties in the R-80 and R-100 zones that conform to the minimum lot area requirement for the zone in which the property is located subject to the following requirements:

- A. The keeping of chickens shall be prohibited on multiunit properties, including any property in common ownership as part of a homeowner’s association or owned or maintained by a management company or landlord.
- B. The keeping of chickens shall be prohibited on nonresidential properties and residential properties that do not meet the minimum lot size for the zone district in which the property is located.
- C. A maximum of nine (9) chickens may be kept on any one property.
- D. Roosters shall be prohibited.
- E. Chickens shall be provided an enclosure which is covered, ventilated, and predator/rodent resistant. Said enclosure shall provide a minimum of four (4) square feet per bird when outdoor space of equal or greater space is provided or ten (10) square feet per bird where outdoor space of equal or greater space is not provided. Enclosures shall be located within rear yards only and only one (1) enclosure shall be permitted on any property.
- F. Chickens and their enclosure shall be contained within an area completely enclosed by fencing a minimum of four (4) feet in height. Chickens shall not be permitted to roam freely outside of fenced areas.
- G. The enclosure and any fenced run shall be well drained so there is no accumulation of moisture. The floors and walls of the enclosure shall be kept in a clean and sanitary condition, with all droppings collected at least weekly. Animal solid waste shall be kept in a covered and secured container until composted, applied as fertilizer or transported off-premises.
- H. All enclosures shall be a minimum of 5 feet from a side or rear lot line.
- I. Any exterior lighting proposed shall be shielded so as not to shine on adjacent properties.

Section XIV. Chapter 215 of the Borough Code “Zoning”, Article VII “Zone Regulations”, Section 215-66 concerning the Schedule of Area, Yard and Building Regulations, is hereby amended (with deletions crossed out and new language underlined) as noted below. The referenced Schedule of Area, Yard and Building Regulations dated July 2026 in the form attached to this ordinance is hereby adopted and substituted for the previous Schedule.

§ 215-66 Schedule of Area, Yard and Building Regulations.

The Schedule of Area, Yard and Building Regulations dated July 2026 sets forth the regulations of this chapter with respect to minimum lot size, yard widths, maximum lot coverage, maximum height and minimum floor area for each of the various zones. Unless modified elsewhere in this chapter, such standards shall be deemed to be the minimum requirements or maximum intensity permitted to each of the several zones.^{[11](#)}

Section XV. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Pennington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section XVI. Effective Date.

This ordinance shall take effect immediately upon passage and publication as prescribed by law.

APPROVED:

Mayor

ATTEST: _____
Borough Clerk

Introduced:

Adopted:

Borough of Pennington – Schedule of Area, Yard and Building Regulations (1)

Item 3.

Zone		Minimum Lot Size				Minimum Yard Requirements (feet)					Maximum Building Height		Minimum Floor Area First Floor Multistory	Total
								Total Both Side Yards (9)		Maximum Lot Coverage (3)				
		Interior Lots	Corner Lot	Front Yard	Any Side Yard (2)(8)						Rear Yard	Stories		
		Area (square feet)	Width (feet)	Area (square feet)	Width (feet)	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14
Column No.1		No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14
AH-1 through AH-5	Affordable Housing Overlays	See Sections 215-78.3 through 215-78.7 for Standards.												
R-80	Residence Zone	12,000	80	15,000	100	40	15	30	25	See Note 4.	3.0	35	900	1,200
R-100	Residence Zone	20,000	100	24,000	120	50	15	40	30	25%	3.0	35	1,000	1,400
R-A	Apartment-Townhouse Residence Zone	As specified for the R-80 Residence Zone												
	Attached Dwelling Units	See Section 215-69D												
TC	Town Center Zone	See Section 215-71E												
C-B	Crossroads Business Zone	20,000	100	22,500	100	50	20	50	20	50%	2.0	35		
E-1	Education Zone	10 acres	100			50	20	50	50	30%	3.0	45		
E-2	Education Zone	5 acres	100			50	20	50	50	30%	2.5	35		
E-3	Education Zone	5 acres	100	5 acres	100	50	20	50	50	30%	2.0	35		
HMU	Highway Mixed Use Zone	20,000	100	N/A	N/A	See Note 5	30	60	25	60%	3.0	45		
MU	Mixed Use Zone	20,000	100	N/A	N/A	See Note 6	30	60	25	60%	3.0	45		
MR	Mixed Residence Zone	See 215-78.1												
PR	Parks and Recreation	None.												

Notes:

- (1) The requirements of this schedule shall apply to all uses within the respective zones, except for those specific uses enumerated thereunder.
- (2) Side yards of corner lots, adjacent to a side street, shall be equal to the required front yard, subject to note 7, below.
- (3) Total impervious surface.
- (4) Fifty percent of the first 6,000 square feet plus 30% of the next 6,000 square feet plus 20% of all area over 12,000 square feet.
- (5) Where parking is provided between a public street and principal building, the required front yard shall be 70 feet. Otherwise the required front yard shall be 25 feet. Where residential units are being added to existing buildings, the required setbacks shall be those that exist provided the footprint of the building is not expanded, in which case the setbacks noted above shall be applicable to the expanded part of the building.
- (6) Where parking is provided between a public street and principal building, the required front yard shall be 50 feet. Otherwise the required front yard shall be 10 feet but in any event must be consistent with the prevailing setback of buildings within 200’ of the site being developed. Where residential units are being added to existing buildings, the required setbacks shall be those that exist provided the footprint of the building is not expanded, in which case the setbacks noted above shall be applicable to the expanded part of the building.
- (7) The required front yard shall be the lesser of prevailing setback or the front yard otherwise required in column No. 6.
- (8) For attached dwellings, the side yard for the common property line where a wall is shared shall be 0 feet.
- (9) For attached dwellings, the total side yard required shall be equal to column number 7, Any Side Yard.

BOROUGH OF PENNINGTON
ORDINANCE NO. 2026-27

ORDINANCE REQUIRING ESCROW FEES FROM POTENTIAL
REDEVELOPERS IN CONNECTION WITH REDEVELOPMENT
MATTERS BEFORE BOROUGH COUNCIL, AND AMENDING
THE CODE OF THE BOROUGH OF PENNINGTON TO INCLUDE
A NEW CHAPTER 35 CONCERNING REDEVELOPMENT MATTERS

WHEREAS, in planning and implementing the redevelopment of properties in the Borough, the governing body is required to retain professionals and incur administrative costs in responding to plans and proposals by potential redevelopers, including but not limited to related negotiation, preparation and adoption of redevelopment plans and agreements;

WHEREAS, Borough Council now seeks to require potential redevelopers to post funds in escrow to cover these costs;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Pennington, that the Code of the Borough of Pennington (“Borough Code” or “Code”) is hereby amended and supplemented in Part I of the Code, Administrative Legislation, by the addition of a new Chapter 35, concerning Redevelopment Matters, and providing as follows:

1. Required Redevelopment Escrow Funding Agreements

In order for the governing body to carry out its powers under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., potential redevelopers in the Borough of Pennington shall be required to enter into an escrow funding agreement with the Borough to fund (a) the Borough’s administrative costs, (b) the cost and expense of evaluating redevelopment plans and proposals, (c) the cost and expense of negotiating and approving plans and agreements on behalf of the Borough, and (d) other costs of the Borough associated with the planning, implementation and administration of redevelopment projects. These costs and expenses shall hereafter be referred to as “Redevelopment Project Costs and Expenses” and shall include but not be limited to any such costs and expenses as may be necessary before the adoption of a formal redevelopment plan. This funding of costs and services shall also be independent of the funding of costs and services related to proceedings before the Pennington Planning Board and Board of Adjustment.

2. Contents of Escrow Funding Agreements

The Redevelopment Escrow Funding Agreement shall require the potential redeveloper to post and maintain an escrow with the Borough sufficient to pay the Borough's Redevelopment Project Costs and Expenses, including but not limited to all legal, engineering and planning costs associated with the redevelopment project. The Funding Agreement shall provide that the escrow deposit be held in trust by the Borough's Finance Department and disbursed according to the Agreement. The Agreement also shall include without limitation provisions identifying the designated redevelopment area and providing that (a) the money is to be held and expended in accordance with this ordinance, (b) the acceptance of deposit money does not ensure or imply that the governing body will authorize the documents or activity relating to the funded services, and (c) the acceptance of any such money does not by itself ensure or imply that the depositor shall be designated as the redeveloper of the designated redevelopment area.

3. Escrow Amounts

The amount deposited into the escrow account shall be as agreed upon by the governing body and the depositor and shall be replenished as needed or as otherwise specified by the parties, guided by the scope and complexity of the project.

4. Interest and Custodial Expenses

Interest on the deposited monies in an amount exceeding \$100 for the year shall be refunded to the depositor, except the Borough may retain each year for administrative expenses relating to the deposit a sum up to ten percent (10%) of the amount of the deposit.

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

**BOROUGH OF PENNINGTON
ORDINANCE 2026-27**

**ORDINANCE REQUIRING ESCROW FEES FROM POTENTIAL REDEVELOPERS IN CONNECTION
WITH REDEVELOPMENT MATTERS BEFORE BOROUGH COUNCIL, AND AMENDING THE CODE
OF THE BOROUGH OF PENNINGTON TO INCLUDE A NEW CHAPTER 35 CONCERNING
REDEVELOPMENT MATTERS**

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

**BOROUGH OF PENNINGTON
ORDINANCE 2025-10**

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

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$135,000, including the sum of \$6,750 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$128,250 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is milling and overlaying of various streets, including, but not limited to, Green Street, Broemel Place, Curlis Avenue and Railroad Place and further including all work and materials necessary therefor and incidental thereto.

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

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

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

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

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

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

- (d) An aggregate amount not exceeding \$10,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

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

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

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

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

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

Introduced: June 2, 2025

Advertised: June 6, 2025

Public Hearing: August 4, 2025

Adopted: August 4, 2025

Published: August 8, 2025

ATTEST:

APPROVED:

Elizabeth Sterling, Borough Clerk

James Davy, Mayor

BOROUGH OF PENNINGTON
ORDINANCE 2025-10

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

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

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

**BOROUGH OF PENNINGTON
ORDINANCE 2026-24**

**BOND ORDINANCE PROVIDING FOR VARIOUS PFAS
REMEDATION AND IMPROVEMENTS THROUGH THE
WATER/SEWER UTILITY IN AND BY THE BOROUGH OF
PENNINGTON, IN THE COUNTY OF MERCER, NEW HERSEY,
APPROPRIATING \$8,000,000 THERE FOR AND AUTHORIZING THE
ISSUANCE OF \$8,000,000 BONDS OR NOTES OF THE BOROUGH TO
FINANCE THE COST THEREOF.**

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Pennington, in the County of Mercer, New Jersey (the "Borough"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$8,000,000. No down payment is required as the purpose authorized herein is deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Borough, as more fully explained in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$8,000,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the design, permitting, construction, installation and implementation of PFAS treatment improvements, including Ion Exchange treatment units, at Borough wells as may be required; and all work, materials and costs necessary and ancillary thereto (collectively, the "Project").

(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 self-liquidating purpose of a municipal public utility. 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 40 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$8,000,000 but that the net debt of the Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$1,700,000 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.
- (e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Borough pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Borough hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Borough hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Borough to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. 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 cost of the purpose described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

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

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the

benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

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

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

Introduced: July 6, 2026

Advertised: July 6, 2026

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST:

APPROVED:

GP Caminiti, Borough Clerk

James Davy, Mayor

**BOND ORDINANCE PROVIDING FOR VARIOUS PFAS
REMEDATION AND IMPROVEMENTS THROUGH THE
WATER/SEWER UTILITY IN AND BY THE BOROUGH OF
PENNINGTON, IN THE COUNTY OF MERCER, NEW HERSEY,
APPROPRIATING \$8,000,000 THERE FOR AND AUTHORIZING THE
ISSUANCE OF \$8,000,000 BONDS OR NOTES OF THE BOROUGH TO
FINANCE THE COST THEREOF.**

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

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

**BOROUGH OF PENNINGTON
ORDINANCE 2026-25**

**BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS
FOR THE REMEDIATION AND REPLACEMENT OF LEAD SERVICE
LINES THROUGH THE WATER/SEWER UTILITY IN AND BY THE
BOROUGH OF PENNINGTON, IN THE COUNTY OF MERCER, NEW
JERSEY, APPROPRIATING \$3,500,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OR NOTES OF
THE BOROUGH TO FINANCE THE COST THERE OF.**

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"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$3,500,000. No down payment is required as the purpose authorized herein is deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Borough, as more fully explained in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$3,500,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the Lead Service Line Replacement Project, consisting of, but not limited to, the replacement of approximately 160 lead or galvanized water service lines at various locations in the Borough, water service line replacements from water main to water meter or the curb box, water service replacement from curb stop to water meter, removal of existing lead and galvanized service lines to curb stops, curb boxes, installation of new service lines, excavation of test pits to ascertain the location of buried service lines, leakage testing of new service lines, pavement removal, disposal of non-hazardous soils, road restoration, concrete restoration, temporary soil erosion installation, site restorations, customer coordination, photographic documentation, traffic control coordination, replacement of customer water meters, coordination of work with property owners prior to construction, and all work, materials and costs necessary and ancillary thereto (collectively, the "Project").

(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 self-liquidating purpose of a municipal public utility. 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 40 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$3,500,000, but that the net debt of the Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$700,000 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.
- (e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Borough pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Borough hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Borough hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Borough to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. 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 cost of the purpose described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

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

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

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

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

Introduced: July 6, 2026

Advertised: July 6, 2026

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST:

APPROVED:

GP Caminiti, Borough Clerk

James Davy, Mayor

**BOND ORDINANCE PROVIDING FOR VARIOUS PFAS
REMEDATION AND IMPROVEMENTS THROUGH THE
WATER/SEWER UTILITY IN AND BY THE BOROUGH OF
PENNINGTON, IN THE COUNTY OF MERCER, NEW HERSEY,
APPROPRIATING \$8,000,000 THERE FOR AND AUTHORIZING THE
ISSUANCE OF \$8,000,000 BONDS OR NOTES OF THE BOROUGH TO
FINANCE THE COST THEREOF.**

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

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

BOROUGH OF PENNINGTON RESOLUTION 2026 – 8.1

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 \$ 2,649,986.23 from the following accounts:

	Bill List	Wire	Total
Current Fund	229,809.63	2,340,985.04	2,570,794.67
W/S Operating	20,050.54	45,778.34	65,828.88
Capital	5,959.50		5,959.50
Escrow	2,200.00		2,200.00
Grant	1,657.18		1,657.18
Trust Fund	1,446.00	2,100.00	3,546.00
Total	261,122.85	2,388,863.38	2,649,986.23

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					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 August 03, 2026.

Gian-Paolo Caminiti, Borough Clerk

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

07/31/2026
02:30 PM

Ranges		Item Status		Purchase Types		Misc		P.O. Type: All Format: Detail without Line Item Notes Include Non-Budgeted: Y Vendors: All					
Range: First to Last Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26		Open: N Void: N Paid: N Held: N Apvr: Y Rcvd: Y		Bid: Y State: Y Other: Y Exempt: Y									
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
A & K Equipment Company, Inc.													
AKEQU005 26-00152 4 Rubber Edge Boss 8' 5 Rubber Edge Boss 9'	02/11/26	Storm Replaced Materials \$580.00 \$315.00 \$895.00	6-01-26-290-000-226 6-01-26-290-000-226	B B	STREETS: Equip. Maintenance STREETS: Equip. Maintenance		R R		02/11/26 02/11/26	07/30/26 07/30/26		72607 72607	N N
Vendor Total:		\$895.00											
A.M. Leonard, Inc.													
AM LEONA 26-00258 13 S363-MD - Safety Vest Type 14 S363-MD SAFTEY VEST TYPE R	03/17/26	Supplies - Clean Up Day \$18.20 \$18.20 \$36.40	G-02-41-701-000-255 G-02-41-701-000-255	B B	Clean Communities Clean Communities		R R		03/17/26 07/30/26	07/30/26 07/30/26		C126037978 C126037978	N N
Vendor Total:		\$36.40											
Ariel Houston													
HOUST005 26-00533 1 Court Session: 6/4/2026 2 Court Session: 6/25/2026 3 Court Session: 7/16/2026	07/24/26	Court Session \$100.00 \$100.00 \$100.00 \$300.00	6-01-43-490-000-267 6-01-43-490-000-267 6-01-43-490-000-267	B B B	MUNICIPAL COURT: Other Services MUNICIPAL COURT: Other Services MUNICIPAL COURT: Other Services		R R R		07/24/26 07/24/26 07/30/26	07/30/26 07/30/26 07/30/26			N N N
Vendor Total:		\$300.00											
Britton Industries, Inc.													
BRITTON 26-00051 12 Brush/ wood Chip Disposal 2026 13 Brush/ wood Chip Disposal 2026 14 Brush/ wood Chip Disposal 2026 ush/ wood Chip Disposal 2026 ush/ wood Chip Disposal 2026 17 Brush/ wood Chip Disposal 2026	01/14/26	Brush/Wood Chip Disposal 2026 \$278.85 \$323.60 \$297.23 \$207.74 \$121.45 \$210.54	G-02-44-926-000-250 G-02-44-926-000-250 G-02-44-926-000-250 G-02-44-926-000-250 G-02-44-926-000-250 G-02-44-926-000-250	B B B B B B	Solid Waste Recycling Solid Waste Recycling Solid Waste Recycling Solid Waste Recycling Solid Waste Recycling Solid Waste Recycling		B R R R R R		01/14/26 01/14/26 01/14/26 01/14/26 01/14/26 01/14/26	07/30/26 07/30/26 07/30/26 07/30/26 07/30/26 07/30/26		1391151-IN 1432657-IN 1440050-IN 1444777-IN 1447872-IN 1452829-IN	N N N N N N

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BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Revd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued													
BRITTON	Britton Industries, Inc.												
18 Brush/ wood Chip Disposal 2026		\$181.37	G-02-44-926-000-250	B	Solid Waste Recycling		R		01/14/26	07/30/26		1466845-IN	N
		\$1,620.78											
Vendor Total:		\$1,620.78											
CINTAS01	Cintas Corporation												
26-00546	07/28/26	JANITORIAL SUPPLIES											
1 INVOICE # 4273382781		\$326.99	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4273382781	N
2 INVOICE # 4273763454		\$47.53	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4273763454	N
3 INVOICE # 4273382769		\$244.98	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4273382769	N
4 INVOICE # 4264744404		\$56.52	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4264744404	N
5 INVOICE # 4265030431		\$195.86	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4265030431	N
6 INVOICE # 4265946879		\$150.90	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4265946879	N
7 INVOICE # 4266690434		\$35.00	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4266690434	N
8 INVOICE # 4267455500		\$236.17	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4267455500	N
9 INVOICE # 4267745466		\$120.41	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4267745466	N
10 INVOICE # 4268128340		\$195.86	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4268128340	N
11 INVOICE # 4268924813		\$150.90	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4268924813	N
12 INVOICE # 4269631321		\$35.00	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4269631321	N
13 INVOICE # 4270312093		\$236.17	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4270312093	N
14 INVOICE # 4270312125		\$317.50	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4270312125	N
15 INVOICE # 4272637889		\$35.00	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4272637889	N
16 INVOICE # 4271925095		\$156.79	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4271925095	N
17 INVOICE # 5312274712		\$37.40	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5312274712	N
18 INVOICE # 5317294207		\$37.40	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5317294207	N
19 INVOICE # 4271146701		\$73.38	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4271146701	N
20 INVOICE # 4271146792		\$201.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4271146792	N
		\$2,891.72											
26-00547	07/28/26	JANITORIAL SUPPLIES											
1 JANITORIAL INVOICE #5338456411		\$28.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5338456411	N
2 JANITORIAL INVOICE 4270694797		\$106.36	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4270694797	N
3 JANITORIAL INVOICE 5322439310		\$37.40	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5322439310	N
4 JANITORIAL INVOICE 4267455510		\$317.50	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4267455510	N
5 JANITORIAL INVOICE 5331515610		\$28.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5331515610	N
6 JANITORIAL INVOICE 5336511813		\$28.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5336511813	N
7 JANITORIAL INVOICE 4274918445		\$156.79	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4274918445	N

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Borough of Pennington

Purchase Order Listing By Vendor Name

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Recvd Date	Chk/Void Date	Invoice	1099 Excl
CINTAS01													
Cintas Corporation													
Account Continued													
8 JANITORIAL INVOICE 4274918482		\$73.38	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4274918482	N
9 JANITORIAL INVOICE 4274019323		\$201.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4274019323	N
10 JANITORIAL INVOICE 5344449719		\$28.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5344449719	N
11 JANITORIAL INVOICE 4276413360		\$326.99	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4276413360	N
12 JANITORIAL INVOICE 4276413286		\$223.89	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4276413286	N
13 JANITORIAL INVOICE 4275680979		\$35.00	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4275680979	N
		\$1,595.11											
JANITORIAL SUPPLIES													
26-00548	07/28/26												
1 JANITORIAL INVOICE #4276413267		\$73.38	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4276413267	N
2 JANITORIAL INVOICE #4276737963		\$68.62	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		4276737963	N
3 JANITORIAL INVOICE #5349966501		\$28.96	6-01-26-310-000-273	B	BOROUGH PROP: Janitorial Supp.		R		07/28/26	07/30/26		5349966501	N
		\$170.96											
UNIFORM - CINTAS													
26-00549	07/28/26												
1 UNIFORM - INVOICE # 4273382775		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4273382775	N
2 UNIFORM - INVOICE # 4270312051		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4270312051	N
3 UNIFORM - INVOICE # 4265030421		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4265030421	N
4 UNIFORM - INVOICE # 4265946885		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4265946885	N
5 UNIFORM - INVOICE # 4266690403		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4266690403	N
6 UNIFORM - INVOICE # 4267455439		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4267455439	N
7 UNIFORM - INVOICE # 4268128266		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4268128266	N
8 UNIFORM - INVOICE # 4268924695		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4268924695	N
9 UNIFORM - INVOICE # 4269631327		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4269631327	N
10 UNIFORM - INVOICE # 4270312051		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4270312051	N
11 UNIFORM - INVOICE # 4272637849		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4272637849	N
12 UNIFORM - INVOICE # 4271925029		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4271925029	N
13 UNIFORM - INVOICE # 4266690403		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4266690403	N
14 UNIFORM - INVOICE # 4268924695		\$71.36	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4268924695	N
15 UNIFORM - INVOICE # 4274019296		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4274019296	N
16 UNIFORM - INVOICE # 4277153475		\$73.38	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/28/26	07/30/26		4277153475	N
		\$1,151.86											
JANITORIAL & UNIFORM													
26-00558	07/31/26												
1 JANITORIAL & UNIFORM		\$67.06	6-01-26-290-000-286	B	STREET: Uniforms & Clothing		R		07/31/26	07/31/26		4254514699	
NITORIAL VARIOUS INVOICES		\$233.48	6-01-26-310-000-229	B	BOROUGH PROP: Cleaning Service		R		07/31/26	07/31/26			
		\$300.54											

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Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued													
CINTAS01	Cintas Corporation	Vendor Total:	\$6,110.19										
CIOCC010	CIOCCA AUTOMOTIVE												
26-00509	07/16/26	INVOICE # OFCS180106											
1	INVOICE # OFCS180106 O/S BAL	\$13.25	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R		07/16/26	07/30/26			N
Vendor Total:		\$13.25											
CMDPE005	CMD Performance & Hydraulics												
26-00288	03/27/26	Preventative Maint - PW Veh.											
4 Inv. 1596 - 2015 F450		\$188.07	6-01-26-290-000-277	B	STREETS: Vehicle Maintenance		R		03/27/26	07/28/26		1596	N
5 Inv. 1593 - 2019 F450		\$211.06	6-01-26-290-000-277	B	STREETS: Vehicle Maintenance		R		03/27/26	07/28/26		1593	N
6 Inv. 1583 - 2019 F450		\$277.69	6-01-26-290-000-277	B	STREETS: Vehicle Maintenance		R		03/27/26	07/28/26		1583	N
7 2021 F450		\$210.12	6-01-26-290-000-277	B	STREETS: Vehicle Maintenance		R		03/27/26	07/28/26			N
		\$886.94											
26-00400	05/20/26	Quote #6 5/6/2026											
1 X4651 Oil Filter		\$10.46	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
2 S520 5W20 semi. syn. oil (qt.)		\$62.93	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
3 PS front brake paf kit w/ HW		\$88.99	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
4 Front brake rotor		\$300.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
5 Front passenger lower outer		\$215.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
6 Front passenger upper outer		\$105.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
7 Ajustment sleeve		\$68.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
8 Upstream O2 sensor		\$338.94	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
9 Downstream O2 sensor		\$249.16	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
10 Shop Supplies		\$25.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
11 Bring truck in for service and		\$700.00	6-05-55-501-000-277	B	WATER: Vehicle Expenses		R		05/20/26	07/30/26		1630	N
		\$2,163.48											
Vendor Total:		\$3,050.42											
COOPE005	Cooper Electric												
26-00049	01/14/26	Electrical Supplies - 2026											
3 INVOICE # S060326861.001		\$42.07	6-01-26-310-000-225	B	BOROUGH PROP: Shop Supplies		R		01/14/26	07/30/26		S060326861.001	N
4 INVOICE # S062878337.001		\$220.04	6-01-26-310-000-225	B	BOROUGH PROP: Shop Supplies		R		01/14/26	07/30/26		S062878337.001	N
		\$262.11											
Vendor Total:		\$262.11											

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BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

07/31/2026

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Vendor #	Name	Description	Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date												
Item Description													
HUBERTCR													
26-00283	Craig Hubert	Municipal Prosecutor - 2026						B					
5	Court - APRIL02, 2026	\$300.00	6-01-25-275-000-201	B		PROSECUTOR: Other Expense		R		03/25/26	07/30/26	4/2/26	N
6	COURT - APRIL 16, 2026	\$300.00	6-01-25-275-000-201	B		PROSECUTOR: Other Expense		R		03/25/26	07/30/26	4/16/26	N
7	COURT - MAY 21, 2026	\$300.00	6-01-25-275-000-201	B		PROSECUTOR: Other Expense		R		03/25/26	07/30/26	5/21/26	N
8	COURT - JUNE 04, 2026	\$300.00	6-01-25-275-000-201	B		PROSECUTOR: Other Expense		R		03/25/26	07/30/26	6/4/26	N
9	COURT - JUNE 25, 2026	\$300.00	6-01-25-275-000-201	B		PROSECUTOR: Other Expense		R		03/25/26	07/30/26	6/25/26	N
		\$1,500.00											
Vendor Total:		\$1,500.00											
DASCO005													
26-00498	DANIEL D'ASCOLI	Technician Recert Fee: Dan D'A											
1	Daniel D'Ascoli Reimbursement	\$55.00	6-01-25-240-000-220	B		POLICE: Dues / Licenses / Education		R		07/15/26	07/30/26		N
Vendor Total:		\$55.00											
BURROUGH													
26-00499	Daryl Burroughs Jr.	EMT Refreshe Class											
1	EMT Refreshe B:Class- Reimburs	\$100.00	6-01-25-240-000-220	B		POLICE: Dues / Licenses / Education		R		07/15/26	07/30/26		N
Vendor Total:		\$100.00											
DAVESR01													
26-00416	Dave's Ringoes Sunoco	POLICE TOWS											
1	BREAKDOWN TOW C405	\$125.00	6-01-25-240-000-277	B		POLICE: Vehicle Expenses		R		06/02/26	07/30/26		N
2	MILEAGE	\$65.00	6-01-25-240-000-277	B		POLICE: Vehicle Expenses		R		06/02/26	07/30/26		N
		\$190.00											
Vendor Total:		\$190.00											
DEBORAH													
26-00517	Deborah Hay	SECURITY DEPOSIT REFUNDED											
1	SECURITY DEP REFUND- DEBORAH	\$500.00	T-03-00-850-858-246	B		SECURITY DEPOSITS - KUNKEL PARR				07/17/26	07/17/26		N
Vendor Total:		\$500.00											
DEER CAR													
26-00522	Deer Carcass Removal Service	DEER CARCASS REMOVAL, INV#6754											
1	DEER CARCASS REMOVAL, INV#675	\$55.00	6-01-26-290-000-275	B		STREETTS: Deer Carcass Removal		R		07/17/26	07/30/26	6754	N
Vendor Total:		\$55.00											
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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 Rcvd Date	Chk/Void Date	Invoice	1099 Excl
EAGLE005 26-00189 7 Inv. 41166, Invoice Date 5/15	Eagle Janitorial Services 03/03/26	Cleaning Services 2026 \$1,653.00	6-01-26-310-000-229	B	BOROUGH PROP: Cleaning Service		B		03/03/26	07/30/26	41166	N
Vendor Total:		\$1,653.00										
NUJICOR01 26-00505 1 Acct # 6170685261	Elizabethtown Gas 07/16/26	Acct # 6170685261 \$282.31	6-05-55-502-000-264	B	SEWER: Gas & Electric			R	07/16/26	07/28/26	6170685261	N
26-00506 1 ACCT # 2807760962	07/16/26	ACCT # 2807760962 \$58.83	6-05-55-502-000-264	B	SEWER: Gas & Electric			R	07/16/26	07/28/26	2807760962	N
26-00550 1 Account # 0140296831	07/28/26	Account # 0140296831 \$5,006.88	6-05-55-501-000-264	B	WATER: Gas & Electric			R	07/28/26	07/28/26	0140296831	N
Vendor Total:		\$5,348.02										
ENFOR005 26-00458 1 NIBRS SCORING SERVICE ANNUAL	ENFORSYS, INC. 07/02/26	POLICE ANNUAL NIBRS SCORING \$624.00	6-01-25-240-000-250	B	POLICE: Consultants			R	07/02/26	07/30/26	3101	N
Vendor Total:		\$624.00										
FEDEXP01 26-00466 1 INVOICE 9-716-77480, 4/6/2026	Federal Express Corporation 07/03/26	SERVICE DATE 4/6, 5/25, 6/15 \$5.99	6-01-20-120-000-210	B	MUN. CLERK: Postage			R	07/03/26	07/30/26	9-716-77480	N
2 INVOICE 9-310-48651, 5/25/26		\$80.44	6-01-20-120-000-210	B	MUN. CLERK: Postage			R	07/03/26	07/30/26	9-310-48651	N
3 INVOICE 9-339-28038, 6/15/26		\$74.74	6-01-20-120-000-210	B	MUN. CLERK: Postage			R	07/03/26	07/30/26	9-339-28038	N
Vendor Total:		\$161.17										
26-00501 1 INVOICE # 9-196-87052	07/16/26	Account # 1901-02734 \$62.31	6-01-20-120-000-210	B	MUN. CLERK: Postage			R	07/16/26	07/30/26		N
2 INVOICE # 9-152-47408		\$17.88	6-01-20-120-000-210	B	MUN. CLERK: Postage			R	07/16/26	07/30/26	9-152-47408	N
Vendor Total:		\$80.19										
ATTMOBIL 26-00507 1 ACCT # 287290842947	First Net (AT&T) 07/16/26	ACCT # 287290842947 \$161.96	6-01-31-440-000-264	B	TELEPHONE - Police			R	07/16/26	07/30/26		N
Vendor Total:		\$161.96										
G03005		G. WAGNER EXCAVATION										

Item 14.

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

07/31/2026

02:30 PM

Vendor # P.O. #	Vendor Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
GWAGN005	G. WAGNER EXCAVATION				Account Continued						
26-00530	07/23/26	Emergency Sewer Connection Rep									
1	Emergency Sewer Connection Rep	\$3,500.00	6-05-55-502-000-225	B	SEWER: Equipment / Equipment MainR			07/23/26	07/30/26		N
	Vendor Total:	\$3,500.00									
GENERAL	General Code Publishers										
26-00481	07/07/26	ANNUAL MAINTENANCE									
1	ANNUAL MAINTENANCE	\$1,295.00	6-01-20-100-000-250	B	ADMIN: Consultants (RND/e-code/WelR			07/07/26	07/30/26	GC00135501	N
	Vendor Total:	\$1,295.00									
GRAING01	Grainger										
26-00230	03/16/26	Inv. 888705711 - Grease Cart.									
1	Inv. 888705711 - Grease Cart.	\$127.08	6-01-26-290-000-270	B	STREETS: Hardware /Tools/ Shop SupR			03/16/26	07/30/26	888705711	N
	Vendor Total:	\$127.08									
GRAYWA005	GRAYWACKE,LLC										
26-00500	07/15/26	Well # 9 Water Analysis									
1	Well # 9 Water Analysis	\$1,500.00	5-05-55-501-000-256	B	WATER: Water Analysis			07/15/26	07/31/26		N
	Vendor Total:	\$1,500.00									
HAYES005	HAYES PUMP, INC.										
26-00159	02/12/26	Diaphragm Kit									
1	Diaphragm Kit Magdos 05-1 24mm	\$316.00	6-05-55-501-000-225	B	WATER: Equipment			02/12/26	07/30/26	00192730	N
2	Magdos 05-1 Degassing Head	\$940.00	6-05-55-501-000-225	B	WATER: Equipment			02/12/26	07/30/26	00192730	N
3	Magdos LD1 Pump	\$1,738.00	6-05-55-501-000-225	B	WATER: Equipment			02/12/26	07/30/26	00192730	N
		\$2,994.00									
	Vendor Total:	\$2,994.00									
HOPEWELL	HOPEWELL TIRE & AUTO										
26-00521	07/17/26	2017 FORD, LIC # K18KVY									
1	2017 FORD, LIC # K18KVY	\$1,174.22	6-01-25-240-000-277	B	POLICE: Vehicle Expenses			07/17/26	07/30/26	8060	N
	Vendor Total:	\$1,174.22									
HARTEL	HTS Tree Care Professionals										
26-00401	05/20/26	Quote #7716 dated 4/24/2026									
1	African Cemetery on Main St	\$1,800.00	6-01-26-313-000-250	B	SHADE TREE: Tree Pruning / RemovalR			05/20/26	07/30/26	8620	N
2	PLY BUCKET TRUCK INV 8619	\$250.00	6-01-26-313-000-250	B	SHADE TREE: Tree Pruning / RemovalR			07/17/26	07/29/26	8619	N

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Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
HTS Tree Care Professionals												
Account Continued												
Vendor Total: \$2,050.00												
INGRAM LIBRARY SERVICES												
LIBRARY SERVICES												
INGRA005 26-00068	01/22/26					B						
50 ACCOUNT#20AZ647, Inv 97370985		\$32.54	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97370985	N
51 ACCOUNT#20AZ647, Inv 97370986		\$82.15	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97370986	N
52 ACCOUNT#20AZ647, Inv 97406959		\$23.80	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97406959	N
53 ACCOUNT#20AZ647, Inv 97406960		\$25.08	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97406960	N
54 ACCOUNT#20AZ647, Inv 97531552		\$22.62	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97531552	N
55 ACCOUNT#20AZ647, Inv 97531553		\$49.31	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97531553	N
56 ACCOUNT#20AZ647, Inv 97773444		\$28.34	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97773444	N
57 ACCOUNT#20AZ647, Inv 97773445		\$94.74	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97773445	N
58 ACCOUNT#20AZ647, Inv 97818495		\$226.44	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97773445	N
59 ACCOUNT#20AZ647, Inv 97818496		\$140.87	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97818496	N
60 ACCOUNT#20AZ647, Inv 97818497		\$144.85	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97818497	N
61 ACCOUNT#20AZ647, Inv 97818498		\$21.84	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97818498	N
62 ACCOUNT#20AZ647, Inv 97818499		\$14.68	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97818499	N
63 ACCOUNT#20AZ647, Inv 97908683		\$29.54	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97908683	N
64 ACCOUNT#20AZ647, Inv 97990458		\$29.54	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97990458	N
65 ACCOUNT#20AZ647, Inv 97990459		\$28.33	6-01-29-390-000-242	B	LIBRARY: Books/Materials/Publication	R		01/22/26	07/30/26		97990459	N
		\$994.67										
Vendor Total: \$994.67												
KYLE0005 James Kyle, PP/AICP												
Planning Services - 2026												
26-00089	01/30/26					B						
6 INVOICE 8513 PLANNING SERVICES		\$645.00	6-01-21-180-000-250	B	PLANNING BOARD: Consultants	R		01/30/26	07/30/26		8513	N
7 INVOICE 8513 PLANNING SERVICES		\$150.00	6-01-21-180-000-250	B	PLANNING BOARD: Consultants	R		01/30/26	07/30/26		8513	N
		\$795.00										
Vendor Total: \$795.00												
VAGGOTJ John Vaggot												
REIMBURSMENT NJDEP LICENSE												
26-00544	07/28/26											
1 REIMBURSMENT NJDEP LICENSE		\$82.34	6-01-26-290-000-215	B	STREETS: Dues/Licenses	R		07/28/26	07/30/26			N
2 REIMBURSMENT ONLINE CORE EX/		\$135.00	6-01-26-290-000-220	B	STREETS: Education	R		07/28/26	07/30/26			N
3 REIMBURSMENT 3A ORNAMENTAL		\$135.00	6-01-26-290-000-220	B	STREETS: Education	R		07/28/26	07/30/26			N
		\$352.34										

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Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Revd Date	Chk/Void Date	Invoice	1099 Excl
SCHMIE01	Mason, Griffin & Pierson							Account Continued								
26-00123		02/05/26		Legal - Planning Bd - 2026						B						
7 Legal Planning Bd Inv 96318				\$150.50	6-01-21-180-000-261	B		PLANNING BOARD: Legal Services		R		02/05/26	07/30/26		96318	N
8 Legal Planning Bd Inv 96584				\$43.00	6-01-21-180-000-261	B		PLANNING BOARD: Legal Services		R		02/05/26	07/30/26		96584	N
				\$193.50												
26-00487		07/07/26		AFFORDABLE HOUSING LEGAL SERVI												
1 AFFORDABLE HOUSE, INV 96077				\$494.50	T-03-00-850-853-255	B		Affordable Housing - COAH		R		07/07/26	07/30/26		96077	N
2 AFFORDABLE HOUSE, INV 96317				\$365.50	T-03-00-850-853-255	B		Affordable Housing - COAH		R		07/07/26	07/30/26		96317	N
				\$860.00												
				Vendor Total:	\$1,075.00											
MCCLO005	McCloskey Mechanical Contractor															
26-00096		01/30/26		HVAC - DPW Building						B						
3 Inv. 46375 - DPW Bldg.				\$908.00	6-01-26-310-000-224	B		BOROUGH PROP. - Public Works BldgR				01/30/26	07/30/26		46375	N
26-00097		01/30/26		HVAC - Senior Center - 2026						B						
2 Senior Center-Invoice 46376				\$908.00	6-01-26-310-000-228	B		BOROUGH PROP: Maint. Sr Center		R		01/30/26	07/30/26		46376	N
26-00099		01/30/26		HVAC - First Aid Bldg - 2026						B						
3 Inv. 46374 - First Aid				\$908.00	6-01-26-310-000-230	B		BOROUGH PROP: FIRST AID BUILDIR				01/30/26	07/30/26		46374	N
				Vendor Total:	\$2,724.00											
MCMANIMO	McManimon Scotland Baumann															
26-00486		07/07/26		BOND ORDINANCE-INVOICE 260458												
1 BOND ORDINANCE-INVOICE 260458				\$600.00	6-01-20-130-000-251	B		FINANCE: Bond Counsel/Phoenix/AccR				07/07/26	07/30/26		260458	N
				Vendor Total:	\$600.00											
MCAUT01	Mercer County Improvement Auth															
26-00476		07/07/26		STATEMENT DATE 5/31/2026												
1 TIPPING FEE- DATE 5/31/2026				\$10,246.68	6-01-26-305-000-291	B		TRASH: Tipping Fees		R		07/07/26	07/30/26			N
26-00477		07/07/26		TIPPING FEE 4/30/26												
1 TIPPING FEE 4/30/26				\$8,769.85	6-01-26-305-000-291	B		TRASH: Tipping Fees		R		07/07/26	07/30/26			N
26-00511		07/16/26		Tipping Fee 6/1/26 -6/30/26												
1 Tipping Fee 6/1/26 -6/30/26				\$9,907.29	6-01-26-305-000-291	B		TRASH: Tipping Fees		R		07/16/26	07/30/26		JUNE 2026	N
				Vendor Total:	\$28,923.82											
MERCWR01	Mercer Group International									B						
26-00574		03/16/26		Tipping Fees - Bulk - 2026												
36 405714 - Bulk				\$514.20	6-01-26-305-000-291	B		TRASH: Tipping Fees		R		04/23/26	07/30/26		405714	N

BOROUGH OF PENNINGTON
Purchase Order Listing By Vendor Name

07/31/2026

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Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
MERCWR01	Mercer Group International												
26-00484	07/07/26	TIPPING FEE- BULK 2026					B						
2 TIPPING FEE- BULK 2026		\$58.48	6-01-26-305-000-291	B	TRASH: Tipping Fees			R	07/07/26	07/30/26		405714	N
3 TIPPING FEE- BULK 2026		\$891.52	6-01-26-305-000-291	B	TRASH: Tipping Fees			R	07/07/26	07/30/26		407735	N
4 TIPPING FEE- BULK 2026		\$250.80	6-01-26-305-000-291	B	TRASH: Tipping Fees			R	07/07/26	07/30/26		406204	N
		\$1,200.80											
Vendor Total:		\$1,715.00											
MGLFOR01	MGL Printing Solutions												
26-00438	06/18/26	Checks: Various Fund											
1 Checks: Water/ Sewer Capital		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
2 Checks: COAH		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
3 Checks: Open Space		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
4 Checks: Grand Fund		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
5 Checks: Animal Control		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
6 Shipping		\$138.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26		224740	N
7 Checks- Other Trust Fund		\$169.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	06/18/26	07/30/26			N
		\$1,152.00											
26-00524	07/20/26	PURCHASE ORDER / VOUCHERS											
1 PURCHASE ORDER / VOUCHERS		\$1,112.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	07/20/26	07/29/26		225382	N
2 PURCHASE ORDER SHIPPING		\$120.00	6-01-20-130-000-255	B	FINANCE: Misc. Expenses			R	07/20/26	07/29/26		225382	N
		\$1,232.00											
Vendor Total:		\$2,384.00											
NJSLOM01	NJ State League of Municipalit												
26-00490	07/08/26	ANNUAL LEAGUE CONFERENCE:ROBIN											
1 ANNUAL LEAGUE CONFERENCE:RC		\$65.00	6-01-21-180-000-220	B	PLANNING BOARD: Education			R	07/08/26	07/30/26			N
		\$65.00											
Vendor Total:		\$65.00											
STATE OF	NJ Unemployment Comp. Fund												
26-00496	07/14/26	Catastrophic Illness Assessment											
1 Catastrophic Illness Assessment		\$64.50	T-03-00-850-852-255	B	Unemployment - Expenses			R	07/14/26	07/30/26		YEAR 12/2025	N
		\$64.50											
Vendor Total:		\$64.50											
NJWASS01	NJ Water Association												
25	07/28/26	2026 MEMBERSHIP											
37		\$140.00	6-05-55-501-000-220	B	WATER: Education			R	07/28/26	07/30/26			N

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Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued										
NJWASS01	NJ Water Association									
2 2026 MEMBERSHIP DAVE STOUT		\$140.00	6-05-55-501-000-220	B	WATER: Education	R	07/28/26	07/30/26		N
		\$280.00								
	Vendor Total:	\$280.00								
STOFNJ01	NJDCA Codes & Standards									
26-00518	07/17/26		DCA FEE - 2ND QTR 2026							
1 DCA FEE - 2ND QTR 2026		\$2,706.00	6-01-50-900-000-201	B	DUE TO STATE-CONSTRUCTION FEER		07/17/26	07/30/26		N
		\$2,706.00								
	Vendor Total:	\$2,706.00								
ONECALLC	One Call Concepts									
26-00133	02/05/26		One Call Messages - 2026			B				
6 Inv. 6065516 - June 2026		\$57.60	6-05-55-501-000-275	B	WATER: One Call Messages	R	02/05/26	07/30/26	6065516	N
		\$57.60								
	Vendor Total:	\$57.60								
MEMES005	PATRICK NEMES									
26-00281	03/25/26		Public Defender - 2026			B				
2 Court - 1/15/26		\$200.00	6-01-43-495-000-255	B	PUBLIC DEFENDER - MISC.	R	03/25/26	07/24/26	1-15-2026	N
3 Court - 2/19/26		\$200.00	6-01-43-495-000-255	B	PUBLIC DEFENDER - MISC.	R	03/25/26	07/24/26	2-19-26	N
4 Court - 5/21/2026		\$200.00	6-01-43-495-000-255	B	PUBLIC DEFENDER - MISC.	R	03/25/26	07/24/26	6/25/26	N
		\$600.00								
	Vendor Total:	\$600.00								
PENNM005	PENN MEDICINE PRINCETON EAP									
26-00553	07/29/26		EMT REFRESHER CLASS: DARYL BUR							
1 EMT REFRESHER CLASS: DARYL BUR		\$90.00	6-01-25-240-000-220	B	POLICE: Dues / Licenses / Education	R	07/29/26	07/30/26		N
		\$90.00								
	Vendor Total:	\$90.00								
PITNEY	Pitney Bowes, Inc.									
26-00035	01/14/26		Postage Meter & Scale - 2026			B				
4 Inv. 3322649344		\$474.00	6-01-20-100-000-226	B	ADMIN: Equip Maint (Copier/Post Met&R		01/14/26	07/30/26	3322649344	N
26-00193	03/03/26		Folding Machine - 2026			B				
3 Inv. 3322514340 - 2ND Qtr 2026		\$521.88	6-01-20-100-000-225	B	ADMIN: Office Equipment/Equip MaintR		03/03/26	07/30/26	3322514340	N
		\$995.88								
	Vendor Total:	\$995.88								
PROPI005	PROPIO LS, LLC									
26-00014	03/06/26		Interpreter - Court - 2026			B				
0001055205 -Court Session		\$74.55	6-01-43-490-000-268	B	MUNICIPAL COURT: Interpreter	R	03/06/26	07/30/26	000105520526	N
		\$74.55								
	Vendor Total:	\$74.55								

Item 14.

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued											
Vendor Total: \$74.55											
PSEGAS01 PSE&G											
26-00493	07/14/26	Acct # 6527802218 PW Building									
1 Acct # 6527802218 PW Building		\$301.21	6-01-31-430-000-263	B	Electricity - PW Buildings		R	07/14/26	07/28/26	6527802218	N
26-00494	07/14/26	Acct # 7717512807 First Aid Bld									
1 Acct # 7717512807 First Aid Bld		\$268.61	6-01-31-430-000-266	B	Electric - First Aid Bldg		R	07/14/26	07/28/26	7717512807	N
26-00551	07/28/26	Account#1301211605 Well Pump 6									
1 ACCOUNT # 7341633107		\$951.96	6-05-55-501-000-264	B	WATER: Gas & Electric		R	07/28/26	07/28/26	7341633107	N
2 ACCOUNT # 7341633409		\$107.44	6-05-55-502-000-264	B	SEWER: Gas & Electric		R	07/28/26	07/28/26	7341633409	N
3 ACCOUNT # 7341634006		\$1,050.87	6-05-55-501-000-264	B	WATER: Gas & Electric		R	07/28/26	07/28/26	7341634006	N
4 ACCOUNT # 7341633905		\$7.95	6-05-55-501-000-264	B	WATER: Gas & Electric		R	07/28/26	07/28/26	7341633905	N
5 ACCOUNT # 7341634308		\$448.10	6-05-55-502-000-264	B	SEWER: Gas & Electric		R	07/28/26	07/28/26	7341634308	N
6 ACCOUNT # 7341634405		\$1,995.28	6-05-55-501-000-264	B	WATER: Gas & Electric		R	07/28/26	07/28/26	7341634405	N
7 ACCOUNT # 7341633204		\$7.95	6-01-31-430-000-263	B	Electricity - PW Buildings		R	07/28/26	07/28/26	7341633204	N
8 ACCOUNT # 7341633301		\$3,041.86	6-01-31-435-000-266	B	Street Lights		R	07/28/26	07/28/26	7341633301	N
9 ACCOUNT # 7341633506		\$56.19	6-01-31-435-000-266	B	Street Lights		R	07/28/26	07/28/26	7341633506	N
10 ACCOUNT # 7341633603		\$7.95	6-01-31-430-000-264	B	Electric - Boro Hall		R	07/28/26	07/28/26	7341633603	N
11 ACCOUNT # 731633700		\$42.12	6-01-31-430-000-263	B	Electricity - PW Buildings		R	07/28/26	07/28/26	731633700	N
12 ACCOUNT # 7341633808		\$332.79	6-01-31-430-000-263	B	Electricity - PW Buildings		R	07/28/26	07/28/26	7341633808	N
13 ACCOUNT # 7341634103		\$15.90	6-01-31-430-000-263	B	Electricity - PW Buildings		R	07/28/26	07/28/26	7341634103	N
14 ACCOUNT # 7341634200		\$425.20	6-01-31-430-000-265	B	Electric - Sr. Center		R	07/28/26	07/28/26	7341634200	N
15 ACCOUNT # 7359443202		\$2,495.06	6-01-29-390-000-264	B	LIBRARY: Gas & Electric		R	07/28/26	07/28/26	7359443202	N
		\$10,986.62									
Vendor Total: \$11,556.44											
HOPEW005 R & B 333 LLC											
26-00455	07/02/26	POLICE 406 MAINTENANCE									
1 OIL CHANGE TAHOE		\$34.99	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R	07/02/26	07/30/26	8368	N
2 REPLACE WASHER PUMP		\$118.61	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R	07/02/26	07/30/26		N
3 TIRE ROTATION		\$29.99	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R	07/02/26	07/30/26		N
4 ENVIRONMENTAL CHARGE		\$3.88	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R	07/02/26	07/30/26		N
5 MATERIALS		\$143.27	6-01-25-240-000-277	B	POLICE: Vehicle Expenses		R	07/02/26	07/30/26	8368	N
		\$330.74									
26-00455	07/02/26	POLICE C402 BRAKE REPAIR									
		Item 14.									

Item 14.

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Account Continued												
HOPEW005	R & B 333 LLC											
1 REPLACE BRAKES/ROTORS		\$237.22	6-01-25-240-000-277	B POLICE: Vehicle Expenses		R		07/02/26	07/30/26		8060	N
2 REPLACE LOWER CONTROL ARM		\$220.27	6-01-25-240-000-277	B POLICE: Vehicle Expenses		R		07/02/26	07/30/26		8060	N
3 FOUR WHEEL ALIGNMENT		\$139.99	6-01-25-240-000-277	B POLICE: Vehicle Expenses		R		07/02/26	07/30/26		8060	N
4 ENVIRONMENTAL CHARGE		\$7.50	6-01-25-240-000-277	B POLICE: Vehicle Expenses		R		07/02/26	07/30/26		8060	N
5 MATERIALS		\$496.28	6-01-25-240-000-277	B POLICE: Vehicle Expenses		R		07/02/26	07/30/26		8060	N
		\$1,101.26										
	Vendor Total:	\$1,432.00										
RRELECTR	R & R Electronics											
26-00457	07/02/26			POLICE RADAR REPAIR CAR 406								
1 REPAIR MPH PYTHON III RADAR		\$106.00	6-01-25-240-000-226	B POLICE: Equip. Maintenance		R		07/02/26	07/30/26			N
	Vendor Total:	\$106.00										
RESOR005	RESORTS CASINO HOTEL											
26-00491	07/08/26			NJLM CONFERENCE : ROBIN TILLOU								
1 NJLM CONFERENCE : ROBIN TILLOU		\$252.00	6-01-21-180-000-220	B PLANNING BOARD: Education		R		07/08/26	07/30/26			N
	Vendor Total:	\$252.00										
TILL0005	ROBIN TILLOU											
26-00503	07/16/26			NOTARY TRAINING REIMBURSEMENT								
1 NOTARY TRAINING REIMBURSEMENT		\$20.00	6-01-20-120-000-220	B MUN. CLERK: Education		R		07/16/26	07/30/26			N
	Vendor Total:	\$20.00										
ROSEDA01	Rosedale Mills											
26-00483	07/07/26			SERVIC E CHARGES								
1 SERVICE E CHARGES 4/30/26		\$21.27	6-01-26-290-000-271	B STREETS: Street System / Salt		R		07/07/26	07/30/26		565392	N
2 SERVICE CHARGE 5/31/26		\$21.70	6-01-26-290-000-271	B STREETS: Street System / Salt		R		07/07/26	07/30/26		571072	N
	Vendor Total:	\$42.97										
	Vendor Total:	\$42.97										
SIEMENS	Siemen's Industry, Inc.											
26-00480	07/07/26			FIRE SERVICE MONITORING								
1 FIRE SERVICE MONITORING		\$1,030.59	6-01-26-310-000-224	B BOROUGH PROP. - Public Works BldgR				07/07/26	07/30/26		5332453346	N
	Vendor Total:	\$1,030.59										
SI	Sinclair Supply Inc.											
26	01/14/26			Shop Supplies - 2026								
						B						

Item 14.

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
SINCLA01 Sinclair Supply Inc.												
Account Continued												
7 Inv. 422327- Parts		\$31.99	6-01-26-310-000-225	B	BOROUGH PROP: Shop Supplies	R		02/19/26	07/30/26		422327	N
8 Inv. 422368- Parts		\$3.69	6-01-26-310-000-225	B	BOROUGH PROP: Shop Supplies	R		02/19/26	07/30/26		422368	N
9 Inv. 425076- Parts		\$322.57	6-01-26-310-000-225	B	BOROUGH PROP: Shop Supplies	R		02/19/26	07/30/26		425076	N
		\$358.25										
Vendor Total:		\$358.25										
SPARKLIN Sparkling Pools, Inc.												
26-00046	01/14/26	Liquid Chlorine - 2026 B										
4 Inv.6/4/2026 - Liquid Chlorine		\$1,145.84	6-05-55-501-000-291	B	WATER: Purification Supplies	R		01/14/26	07/30/26		JUNE 2026	N
Vendor Total:		\$1,145.84										
STAPL005 STAPLES												
26-00526	07/23/26	PPL Supplies June 2026										
1 PPL Supplies June 2026		\$61.95	6-01-29-390-000-240	B	LIBRARY: Office Supplies	R		07/23/26	07/30/26		6067763873	N
Vendor Total:		\$61.95										
TIMOTHY TIMOTHY OBERLEITON												
26-00516	07/17/26	ESCROW REFUND TO TIMOTHY OBERL										
1 REFUND TO TIMOTHY OBERLEITON		\$2,200.00	E-16-90-069-000-250	B	TIMOTHY ROBERT OBERLEITON- VAR			07/17/26	07/17/26			N
Vendor Total:		\$2,200.00										
TWPPOPEW Township of Hopewell												
26-00178	02/20/26	Dispatch Services - 2026 B										
2 Dispatch Services, Jan - June		\$43,810.00	6-01-42-102-000-267	B	Police Dispatch Service	R		02/20/26	07/30/26		26-DISPATCH-1	N
26-00512	07/16/26	Animal Control Services										
1 Animal Control Services		\$6,897.75	6-01-42-105-000-268	B	Animal Control	R		07/16/26	07/30/26		26-AC02	N
2 Animal Control Services		\$6,897.75	6-01-42-105-000-268	B	Animal Control	R		07/16/26	07/30/26		26-AC01	N
		\$13,795.50										
26-00513 HEALTH SERVICES 2026												
1 HEALTH SERVICES JAN- JUNE	07/16/26	\$26,530.00	6-01-42-105-000-267	B	Health Department	R		07/16/26	07/30/26		26 HEALTH1	N
2 HEALTH SERVICES JULY- DEC		\$26,530.00	6-01-42-105-000-267	B	Health Department	R		07/16/26	07/30/26		26 HEALTH2	N
		\$53,060.00										
26-00514 RECYCLE AND SHREDDING EVENT												
1 RECYCLE AND SHREDDING EVENT	07/16/26	\$1,000.00	6-01-42-111-000-250	B	SHARED SERVICE: ELEC & PAPER SR			07/16/26	07/30/26		26-SPRING RECYCL	
2 RECYCLE AND SHREDDING EVENT		\$1,000.00	6-01-42-111-000-250	B	SHARED SERVICE: ELEC & PAPER SR			07/16/26	07/30/26		26-FALL RECYCLYN	
		\$2,000.00										

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Item 14.

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														
TWPHOPEW		Township of Hopewell												
26-00515		07/16/26	2026 SENIOR SHARED SERVICES											
1	2026 SENIOR SHARED SERVICES		\$5,500.00	6-01-42-110-000-250	B	SHARED SERVICE - SENIOR SERVIO				07/16/26	07/30/26		26-SRS	N
Vendor Total:			\$118,165.50											
TREASU02		Treasurer, State of NJ												
26-00508		07/16/26	VEHICLE REGISTRATION RENEWAL											
1	VEHICLE REGISTRATION RENEWAL		\$712.00	6-01-26-290-000-277	B	STREETS: Vehicle Maintenance		R		07/16/26	07/30/26		260613090	N
Vendor Total:			\$712.00											
UNCLE ED		Uncle Ed's Creamery												
26-00525		07/21/26	ITALIAN ICE & GIFT CERTIFICATE											
1	RAINBOW ITALIAN ICE		\$131.85	6-01-30-420-000-255	B	MEMORIAL DAY		R		07/21/26	07/30/26		415	N
2	GIFT CERTIFICATE		\$50.00	6-01-30-420-000-255	B	MEMORIAL DAY		R		07/21/26	07/30/26		521	N
Vendor Total:			\$181.85											
Vendor Total:			\$181.85											
JOHNNY		United Site Services												
26-00307		03/30/26	ADA Restroom for Kunkel Park					B						
4	Inv. 6114977		\$95.63	6-01-28-370-000-288	B	RECREATION: Portapot Rental		R		03/30/26	07/30/26		INV-6114977	N
Vendor Total:			\$95.63											
VALENTIN		Valentino Roman & Son												
26-00042		01/14/26	Clean Wash Bay Area - Qtrly					B						
3	Inv. 36467 - Service Call		\$250.00	6-01-26-290-000-271	B	STREETS: Street System / Salt		R		01/14/26	07/30/26		36467	N
Vendor Total:			\$250.00											
VANNOT01		Van Note Harvey Associates												
25-00420		05/12/25	Construction Eng. - Baldwin					B						
14	Inv. 1314880- Baldwin Progres		\$1,053.75	C-04-24-003-000-250	B	ORD 2024-3 SECTION 20 COSTS		R		05/12/25	07/30/26		1314880	N
15	Inv. 1319251 Baldwin Construct		\$3,017.50	C-04-24-003-000-250	B	ORD 2024-3 SECTION 20 COSTS		R		05/12/25	07/30/26		1319251	N
Vendor Total:			\$4,071.25											
25-00421		05/12/25	Design Eng. - Abey Drive					B						
8	Inv. 1314881- Abey Drive		\$1,888.25	C-04-25-006-000-250	B	ORD 2025-6 SECTION 20 COSTS		R		05/12/25	07/30/26		1314881	N
Vendor Total:			\$5,959.50											

Item 14.

Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Vector Security												
Account Continued												
VECTOR01												
1 PANIC ALARM INVOCIE # 77796392		\$151.35	6-01-26-310-000-227	B	BOROUGH PROP: Building Maint.	R		07/06/26	07/30/26		77796392	N
26-00492	07/14/26	Account # 208395										
1 Acct#208395, Insp Co Detector		\$159.30	6-01-26-310-000-227	B	BOROUGH PROP: Building Maint.	R		07/14/26	07/30/26		78144432	N
2 Acct#208395, Monitoring- Fire		\$407.26	6-01-26-310-000-227	B	BOROUGH PROP: Building Maint.	R		07/14/26	07/30/26		78144432	N
		\$566.56										
Vendor Total:		\$717.91										
Verizon												
VER-NEW												
26-00386	05/20/26	ACCT # 542050464-00001										
1 aCCT # 542050464-00001		\$1,098.33	6-01-31-440-000-265	B	TELEPHONE - Administration	R		05/20/26	07/30/26			N
Vendor Total:		\$1,098.33										
Verizon												
VERIZ001												
26-00471	07/03/26	VARIOUS ACCOUNTS										
1 ACCOUNT # 156-886-207-0001-87		\$1,228.43	6-01-31-440-000-263	B	Telephone PW	R		07/03/26	07/30/26			N
2 ACCOUNT # 153-258-253-0001-93		\$880.24	6-01-31-440-000-263	B	Telephone PW	R		07/03/26	07/30/26			N
3 ACCOUNT # 156-886-207-0001-87Y		\$561.93	6-01-31-440-000-263	B	Telephone PW	R		07/03/26	07/30/26			N
		\$2,670.60										
26-00497	07/14/26	ACCOUNT # 257-245-073-0001-69										
1 ACCOUNT # 257-245-073-0001-69		\$120.27	6-01-31-440-000-266	B	TELEPHONE: FIRST AID BLDG.	R		07/14/26	07/30/26		BILL DATE JULY	N
Vendor Total:		\$2,790.87										
Verizon												
VER-NEW												
26-00510	07/16/26	ACCOUNT# 542050464-00001										
1 ACCOUNT# 542050464-00001		\$1,100.47	6-01-31-440-000-265	B	TELEPHONE - Administration	R		07/16/26	07/30/26			N
26-00528	07/23/26	Acct # 842294409-00001										
1 Acct # 842294409-00001 JUNE		\$109.53	6-01-29-390-000-263	B	LIBRARY: Telephone	R		07/23/26	07/30/26		6147396766	N
Vendor Total:		\$1,210.00										
Verizon - FIOS												
VERIZ010												
26-00502	07/16/26	LIBRARY 753-320-510-0001-37										
1 LIBRARY 753-320-510-0001-37		\$164.00	6-01-29-390-000-262	B	LIBRARY: Hub Line	R		07/16/26	07/30/26			N
Vendor Total:		\$164.00										
Verizon - FIOS												
VER FIOS												
26-00507	07/23/26	ACCT#753-320-510-0001-37 JUNE										
1 T#753-320-510-0001-37 JUNE		\$164.00	6-01-29-390-000-262	B	LIBRARY: Hub Line	R		07/23/26	07/30/26			N

Item 14.

Item 14.

Item 14.

Totals by Year-Fund	Fund	Budget Total	Revenue Total	G/L Total	Total
Fund Description					
	5-05	\$1,500.00	\$0.00	\$0.00	\$1,500.00
	6-01	\$228,309.63	\$0.00	\$0.00	\$228,309.63
	6-05	\$20,050.54	\$0.00	\$0.00	\$20,050.54
	Year Total:	\$248,360.17	\$0.00	\$0.00	\$248,360.17
CAPITAL FUND	C-04	\$5,959.50	\$0.00	\$0.00	\$5,959.50
	E-16	\$2,200.00	\$0.00	\$0.00	\$2,200.00
	G-02	\$1,657.18	\$0.00	\$0.00	\$1,657.18
Recreation	T-03	\$1,446.00	\$0.00	\$0.00	\$1,446.00
Total Of All Funds:		\$261,122.85	\$0.00	\$0.00	\$261,122.85

TO: Mayor & Council
SUBJECT: Time Sensitive Payments
Bank of Princeton
BILL LIST: 8/3/26

<u>Current Fund</u>					
Paid Via Wire	Purchase Order #	Vendor Name	Description	Amount	
Wire	26-00532	Payroll Account	Payroll 7/15/2026	\$ 73,733.34	70%
Wire	26-00555	Payroll Account	Payroll 7/31/2026	\$ 69,566.77	
Wire	26-00556	HoVal Reg School District	Hopewell Valley Regional School - Debt Service	\$ 875,532.00	
Wire	26-00554	NJ Solutions JHIF	NJ Solution JHIF-Health Benefit Monthly Payment - Due 8/1/26	\$ 40,600.06	
Wire	26-00557	Depository Trust Company	The Depository Trust Company - Debt Payment	\$ 220,793.75	
Wire	26-00559	County of Mercer	3rd Quarter Tax	\$ 1,001,551.21	
Wire	26-00559	County of Mercer	Open Space - Third Quarter Tax	\$ 59,207.91	
			Total	\$ 2,340,985.04	

<u>Water/Sewer Operating</u>					
Paid Via Wire	Purchase Order #	Vendor Name	Description	Amount	
Wire	26-00532	Payroll Account	Payroll 7/15/2026	\$ 16,509.06	30%
Wire	26-00555	Payroll Account	Payroll 7/31/2026	\$ 15,940.00	
Wire	26-00554	NJ Solutions JHIF	NJ Solution JHIF-Health Benefit Monthly Payment - Due 8/1/26	\$ 13,329.28	
			Total	\$ 45,778.34	

<u>Trust</u>					
Paid Via Wire	Purchase Order #	Vendor Name	Description	Amount	
Wire	26-00532	Payroll Account	Payroll 7/15/2026	\$ 2,100.00	
Wire		Payroll Account	Payroll 7/31/2026	\$ -	
			Total	\$ 2,100.00	

Total Wire Transfer \$ 2,388,863.38

**BOROUGH OF PENNINGTON**30 NORTH MAIN STREET, PENNINGTON, N.J. 08534
TEL (609) 737-0276

Pg 1

SHIP TO

Administration
Borough of Pennington
30 N. Main Street
Pennington, NJ 08534

VENDOR

TIMOTHY OBERLEITON
7 EGLANTINE AVE
PENNINGTON, NJ 08534

VENDOR #: TIMOTHY

NEW JERSEY SALES TAX EXEMPT # 21-6000995

PURCHASE ORDER

Item 15.

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKING LISTS, CORRESPONDENCE, ETC.

No.

26-00516

ORDER DATE: 07/17/26

REQUISITION NO:

DELIVERY DATE:

STATE CONTRACT:

F.O.B. TERMS:

PAYMENT RECORD

VENDOR INVOICE #	VENDOR INVOICE DATE
CHECK NO.	CHECK DATE

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	REFUND TO TIMOTHY OBERLEITON <i>Escrow Refund</i>	E-16-90-069-000-250	2,200.0000	2,200.00
			TOTAL	2,200.00

PURCHASE ORDER AUTHORIZATION

I certify that I have examined the appropriation(s) charged as shown above and as of this date, sufficient unencumbered funds exist to authorize this purchase.

ASSISTANT CFO _____ DATE _____

CERTIFICATION OF DEPARTMENT MANAGER

I certify to my best knowledge and belief that the above listed items were received in quantities indicated or services rendered, said certification being based on signed delivery slips or other reasonable procedure. I further certify that the items on this purchase order are necessary for use in this department.

DEPARTMENT HEAD _____ DATE _____

RETURN TO PURCHASING WITHIN 24 HOURS AFTER
RECEIPT OF ALL MATERIALS LISTED ABOVE.**PAYMENT APPROVAL**

ADMINISTRATOR _____ DATE _____

CHIEF FINANCIAL OFFICER _____ DATE _____

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

VENDOR SIGN HERE

DATE _____ OFFICIAL POSITION _____

TAX I.D. NO. OR SOCIAL SECURITY NO.

INCORPORATED?

49

No

VOUCHER COPY - SIGN AT (X) AND RETURN WITH INVOICE FOR PAYMENT - SEE REVERSE SIDE

**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 8.2**

RESOLUTION OF AUTHORIZING REFUND OF ESCROW FUNDS

BE IT RESOLVED that a refund in the amount of \$2,200.00 be issued from the Developer's Escrow Fund to Timothy & Brenna Oberleiton, 7 Eglantine Ave, Pennington, NJ 08534, escrow account number E-16-90-069-000-250 as a withdrawal of the variance application.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					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 August 3, 2026.

Gian Paolo Caminiti, Borough Clerk



BOROUGH OF PENNINGTON
30 NORTH MAIN STREET, PENNINGTON, N.J. 08534
TEL (609) 737-0276

PURCHASE ORDER Item 16.

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKING LISTS, CORRESPONDENCE, ETC.

No. 26-00517

ORDER DATE: 07/17/26
REQUISITION NO:
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:

PAYMENT RECORD

VENDOR INVOICE #	VENDOR INVOICE DATE
CHECK NO.	CHECK DATE

Pg 1

SHIP TO

Administration
Borough of Pennington
30 N. Main Street
Pennington, NJ 08534

VENDOR

VENDOR #: DEBORAH

Deborah Hay
45 N GREENWOOD AVE
HOPEWELL, NJ 08525

NEW JERSEY SALES TAX EXEMPT # 21-6000995

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	SECURITY DEP REFUND- DEBORAH	T-03-00-850-858-246	500.0000	500.00
			TOTAL	500.00

PURCHASE ORDER AUTHORIZATION

I certify that I have examined the appropriation(s) charged as shown above and as of this date, sufficient unencumbered funds exist to authorize this purchase.

ASSISTANT CFO DATE

CERTIFICATION OF DEPARTMENT MANAGER

I certify to my best knowledge and belief that the above listed items were received in quantities indicated or services rendered, said certification being based on signed delivery slips or other reasonable procedure. I further certify that the items on this purchase order are necessary for use in this department.

DEPARTMENT HEAD DATE

RETURN TO PURCHASING WITHIN 24 HOURS AFTER
RECEIPT OF ALL MATERIALS LISTED ABOVE.

PAYMENT APPROVAL

ADMINISTRATOR DATE

CHIEF FINANCIAL OFFICER DATE

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

VENDOR SIGN HERE

DATE OFFICIAL POSITION

TAX I.D. NO. OR SOCIAL SECURITY NO. INCORPORATED? 51 No

VOUCHER COPY - SIGN AT (X) AND RETURN WITH INVOICE FOR PAYMENT - SEE REVERSE SIDE

**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 8.3**

RESOLUTION OF AUTHORIZING REFUND

BE IT RESOLVED that a refund be issued from the Trust Fund to Deborah Hay, 45 N Greenwood Ave, Hopewell, NJ 08525 for the security deposit collected in the amount of \$500.00 in connection with use of Kunkel Park for on May 14, 2026.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					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 August 3, 2026.

Gian Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-8.4**

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

WHEREAS, by Resolution 2026-7.1, 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 2026-2027 bow-and-arrow deer hunting season;

WHEREAS, the agreement with Scorpion Outdoors Deer Management provides that deer hunting 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;

WHEREAS, for each such property there is attached to this Resolution an extract from the relevant tax map depicting in color the configuration and boundaries of the property;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington that, in accord with the above recitals, 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 2026-2027 deer hunting season for bow and arrow, with the understanding that all such properties are in or contiguous to the Borough :

1. Pennington Borough DPW Property, Block 46, Lot 13 on the Hopewell Township Tax Map (previously approved by Resolution 7.1);
2. Pennington Borough Landfill Property, Block 206, Lot 13 on the Pennington Borough Tax Map (previously approved by Resolution 7.1);
3. Mercer County Property known as Curlis Woods/Curlis Lake, Block 72, Lot 4.01 on the Hopewell Township Tax Map;
4. Mercer County Property known as Eagles Nest, Block 45, Lot 1.03 on the Hopewell Township Tax Map;
5. D & R Greenway Land Trust Property known as the Goldman Property, 71 Dublin Road in Hopewell Township, Block 65, Lot 13 on the Hopewell Township Tax Map;
6. D&R Greenway Land Trust Property known as Penn View, off Penn View Drive and Lewis Brook Road in Hopewell Township, Block 46, Lot 51.01 on the Hopewell Township Tax Map;
7. Private Property known as Block 46.04, Lot 8.01 on the Hopewell Township Tax Map;

8. Private Property known as Block 72, Lot 68 on the Hopewell Township Tax Map;

BE IT FURTHER RESOLVED, that before any hunting may take place on these properties, written permission by the owner in a form satisfactory to the Borough Administrator, including such conditions as the owner may require in granting that permission, shall have been submitted to and accepted by the Administrator; and

BE IT FURTHER RESOLVED, that this Resolution shall be without prejudice to Borough approval of additional properties as may hereafter be identified as appropriate for inclusion in the Deer Management Program.

Record of Council Vote on Passage

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

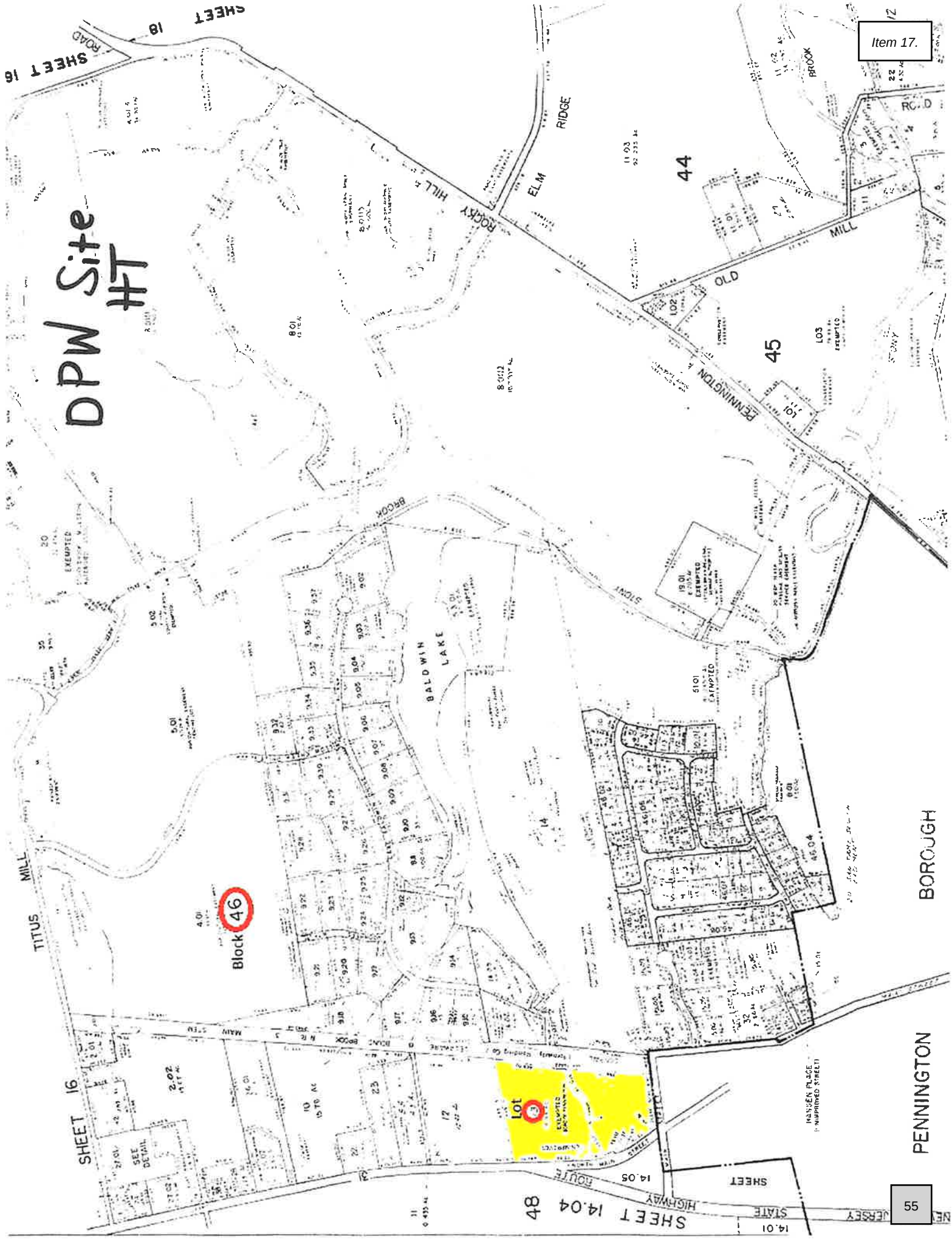
This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on August 3, 2026.

GP Caminiti, Borough Clerk

SHEET 16 ROAD

DPW Site #T

Item 17.



BOROUGH

PENNINGTON



Item 17.

BOROUGH

PC 42M-071
LDM3X3
yy 22e'

22

Item 17.

57

Eagles Nest Site

DETAIL

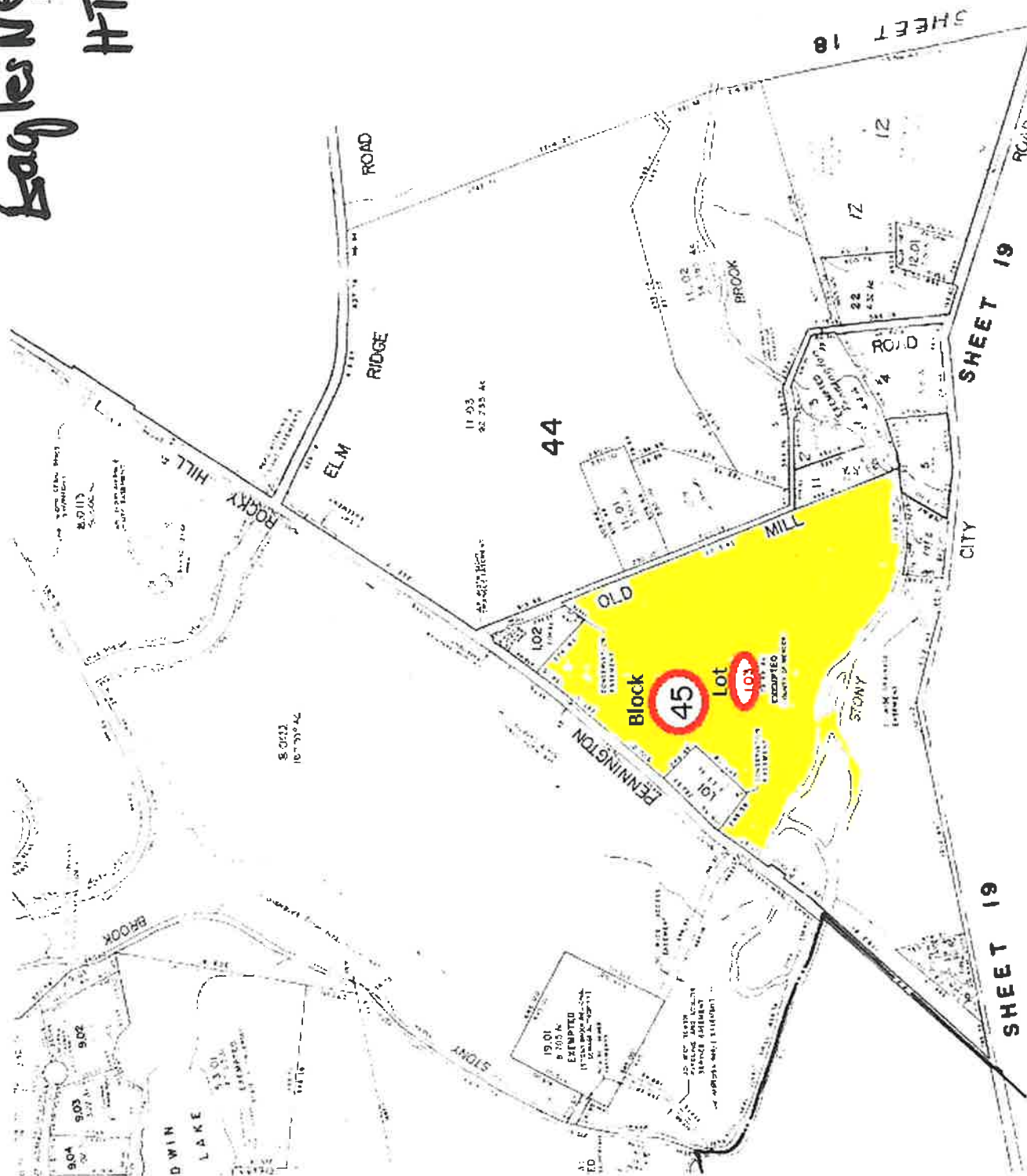
H1



STATE TAX DEPARTMENT
 Approved as a Tax Map According to the
 Provisions of Chapter 115, Laws of 1913
 WILLIAM D. NELLY
 Surveyor
 Date, Aug. 8, 1944, based on 91

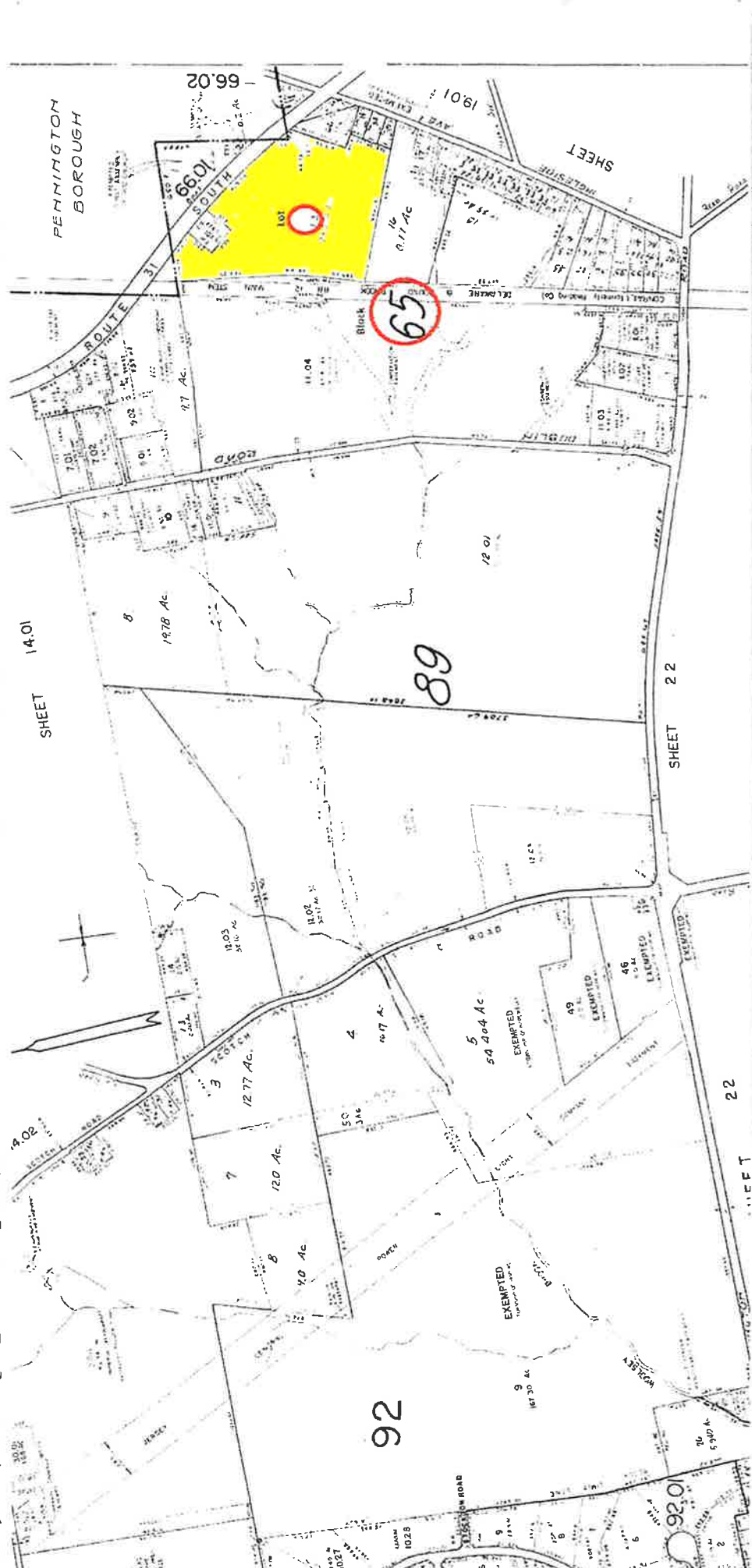
HUFFMAN TOWNSHIP
 NEW YORK COUNTY, N.Y.

Item 17.



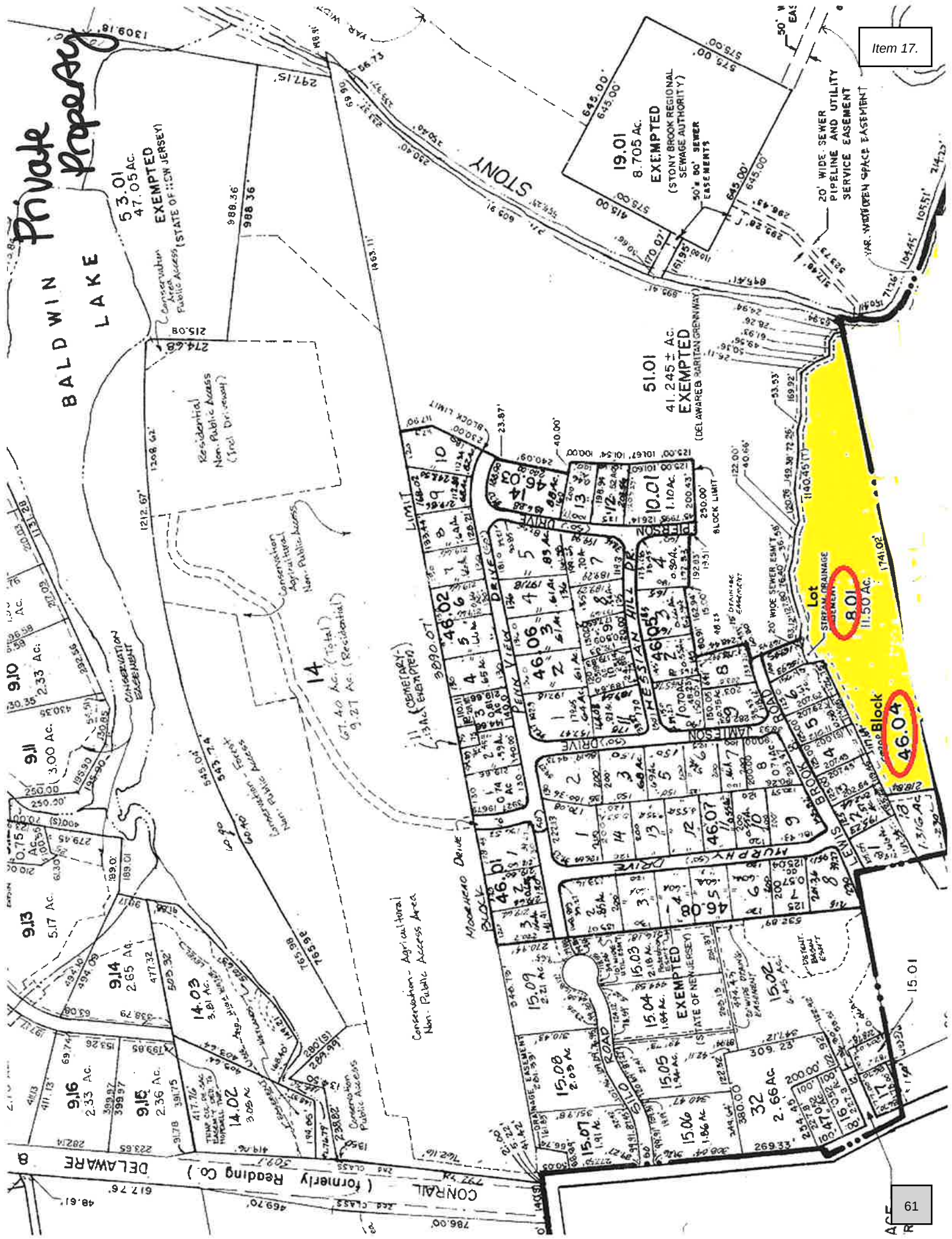
Goldman Property HT

2024 Hopewell Tax Maps X +
https://hopewellvp.org/CityCenter/Map/12557/2024/HopewellTaxMap.aspx
Draw V Draw A Ask Copilot
Edit with Arcobat



Item 17.

61



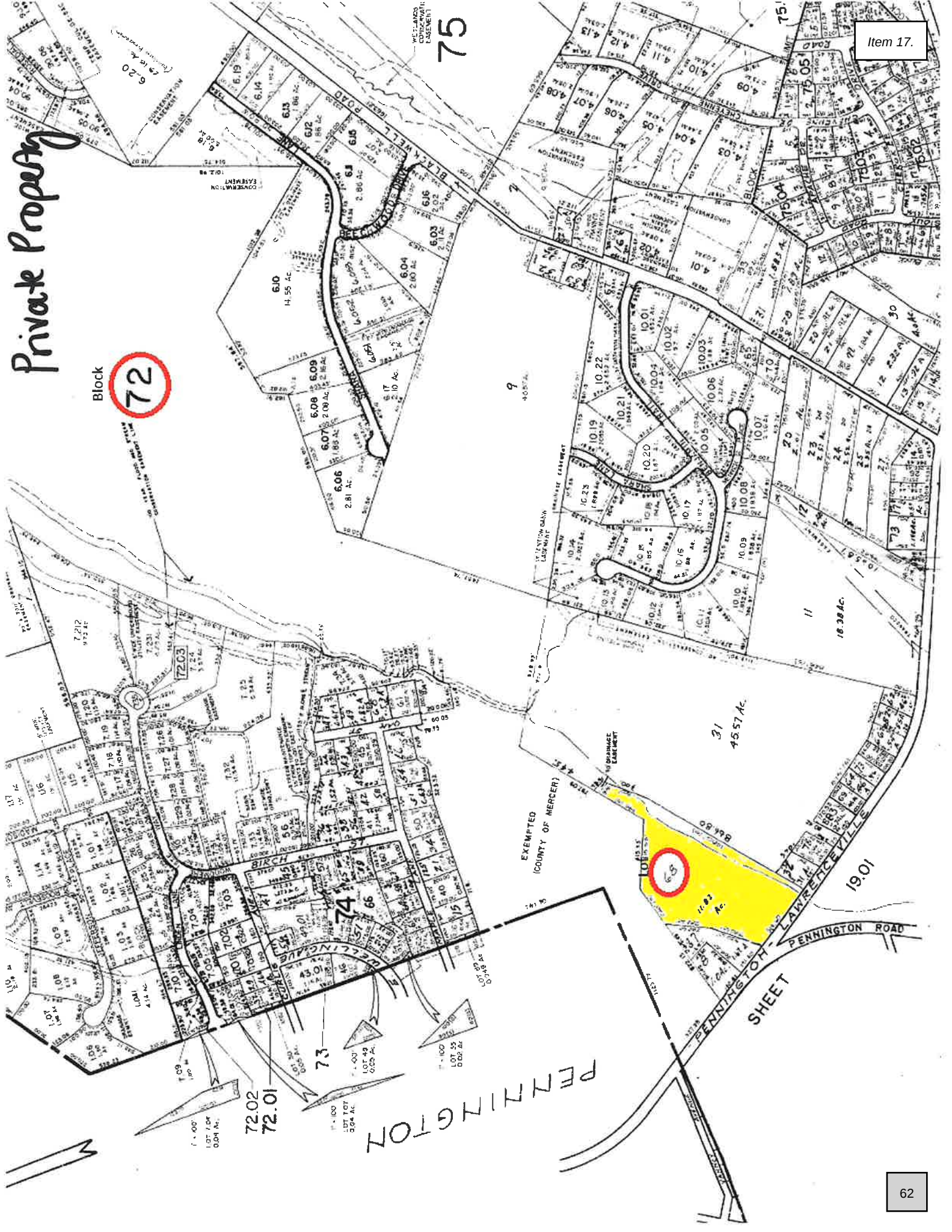
Private Property

Block

72

75

Item 17.



**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 8.5**

Item 18.

**RESOLUTION AUTHORIZING RETENTION OF CGP&H FOR AFFORDABLE HOUSING
ADMINISTRATIVE SERVICES AND HOUSING REHABILITATION SERVICES IN 2026-2027**

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

WHEREAS, the Borough also needs professional services to administer its housing rehabilitation program;

WHEREAS, the firm of Community Grants Planning & Housing LLC (CGP&H) is approved by the New Jersey Department of Community Affairs as an Affordable Housing Administrative Agent and is currently providing Administrative Agent services in the Borough as well as Administrative Agent and Housing Rehabilitation Services in communities throughout the State;

WHEREAS, the Borough seeks to enter into a Professional Services Agreement with CGP&H, LLC (“CGP&H”) for performance of required administrative and housing rehabilitation services during the year beginning August 1, 2026;

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

WHEREAS, CGP&H will perform (a) Administrative Agent services for an amount not to exceed \$15,600, in accordance with the schedule titled “Administrative Agent General Services paid by Municipality” set forth in the Agreement; (b) Housing Rehabilitation administrative services for an annual amount not to exceed \$7,450 in accordance with the schedule titled “Housing Rehabilitation Program Administration Services;” and (c) case-by-case services in connection with individual rehabilitation projects for an expected cost per completed case of \$6,900, in compliance with the schedule titled “Housing Rehabilitation Program Case Management;”

WHEREAS, further with respect to the Housing Rehabilitation Program, the Agreement also provides for lead testing services for flat fees per unit if requested by the Borough, a schedule of fees for Additional Housing Rehabilitation Services as needed, as well as a delineation of services specifically excluded from the scope of services to be provided by CPG&H under the Agreement:

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

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$29,950 for this contract from the COAH Trust Fund; Account # t-03-00-850-853-255, PO# 26-00560.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, that **subject to the above recitals and such changes in the Agreement as the Borough’s Qualified Purchasing Agent may require**, the Mayor, with the attestation of the Borough Clerk, is hereby authorized to enter into the attached Agreement with CGP&H on behalf of the Borough for the year beginning August 1, 2026.

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 August 3, 2026.

Item 18.

Gian Paolo Caminiti, Borough Clerk

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT by and between the Borough of Pennington (hereinafter referred to as “Borough”), a Municipal Corporation of the State of New Jersey and CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (hereinafter referred to as “CGP&H”); and

WHEREAS, both the Borough and CGP&H desire to set forth the various duties, terms and responsibilities of the parties hereto;

WHEREAS, the Borough Council hereby desires to approve of this Contract that was presented for the provision of said services.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree as follows:

1. The term of the Agreement shall become effective as of the 1st day of August, 2026, terminating at the close of business on 31st day of July, 2027. The Agreement may be terminated by either party, by giving one (1) month advanced written notice to the other.
2. CGP&H shall furnish all equipment and materials and shall perform the services set forth in Schedule A, Scope of Services and Compensation. Compensation will be provided as in this Agreement and as awarded in accordance with Compensation Schedule in strict accordance with the contract as the word “contract” is hereinafter defined and in accordance with all other terms and provisions.
3. The “contract” shall consist of the following:
 - a. This Agreement and all Schedules annexed thereto.
 - b. Resolution of appointment made by the Mayor and Borough Council.
 - c. All other terms required by law to be inserted in this contract, whether actually inserted or not.
 - d. The Affirmative Action Requirements annexed hereto, applicable to this contract, as Schedule B.

4. CGP&H hereby represents to the Borough that CGP&H is qualified to fulfill the position set forth herein with applicable requirements. CGP&H further represents that CGP&H is familiar with all applicable statutes, laws, regulations, procedures and requirements in connection with this appointment.
5. CGP&H hereby agrees to perform the services set forth under the Scope of Services and Compensation, Schedule A, for the Borough of Pennington during the period set forth herein above.
6. CGP&H shall not assign this contract or any of its rights or monies due hereunder without the previous written consent of the Borough of Pennington as evidenced by a duly adopted Resolution.
7. CGP&H represents that they currently have professional liability insurance in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate, and that they shall supply a certificate to the Borough showing said coverage. CGP&H further covenants and agrees to protect, keep and hold the Borough of Pennington harmless against any and all actions, claims or demands for damages, which may be caused by the negligent error, act or omission of CGP&H or by the improper performance of the contract.
8. Payment to CGP&H shall be made in strict accordance with the terms of this contract. It is understood and agreed that in the event CGP&H is required to perform services that are not contemplated and are not within the subject matter of this contract and are extraordinary and are of a kind which would not ordinarily be performed in the normal course of providing services, that CGP&H shall be paid additional sums of money based upon change orders duly approved by Resolution of the Borough of Pennington Council.

AND IT IS FURTHER UNDERSTOOD AND AGREED that the covenants, conditions and agreements herein contained are binding of the parties hereto, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS:

BOROUGH OF PENNINGTON

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

DATE: _____

WITNESS:


NAME: Stephanie Rubin

CGP&H, LLC


NAME: John Burton, MPA

TITLE: Chief Executive Officer

DATE: 7/6/2026

SCHEDULE A: SCOPE OF SERVICES AND COMPENSATION

For services rendered by CGP&H, under the terms of this document, CGP&H shall be compensated as follows:

ADMINISTRATIVE AGENT GENERAL SERVICES paid by Municipality	
1. Municipal Services	Not-to-exceed \$10,000 billed hourly at a rate of \$170 per hour for senior staff which include planners and department supervisors
2. Applicant Services	Monthly flat fee of \$100 per month for a total of \$1,200 per year.
3. Administrative Agent Resale Fee	\$2,000 flat fee payable by Municipality for each sale unit when home gets listed for sale. <i>A fee of 3% of the resale price will be paid by the seller at the closing to CGP&H.</i>
4. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
5. Direct Costs	Reimbursement for expenses. Not to exceed \$400 per contract year.
TOTAL PAID BY MUNICIPALITY	Not-to-exceed \$15,600 including up to 2 units listed for sale.

1. Municipal Services: This may include, but is not limited to:

- Implementing Affirmative Marketing Plan postings and other compliance requirements
- Creation/Updates to the Administrative Agent Operating Manual and Affirmative Marketing Plan, when required
- Distressed Properties follow up activities
- Responding to initial private developer inquiries
- Advising Municipality on affordable housing requirements for new developments
- Foreclosure prevention activities
- Enforcing affordability controls, including annual mailings to homeowners
- Program setup for Accessory Apartment program
- Program setup for Affordability Assistance Programs
- Unit Monitoring
- Entry of unit information into state database
- Program set up for Extension of Controls
- Releasing controls at end of control period
- Calculating annual tax assessments for affordable homeowners
- Midpoint Review
- Group home research to document creditworthiness

If the municipality requires additional services above this line item's budgetary cap, CGP&H will request permission to proceed before invoicing further.

CGP&H will strive to comply with all aspects of S2527 affirmative marketing legislation. However, CGP&H cannot ensure that other administrative agents administering affordable housing units in the Municipality are meeting the regulations until further direction is provided by the State of New Jersey.

2. **Applicant Services:** This may include, but is not limited to:
 - Affordable Housing Waitlist Management for existing Sales and Rental units
 - Responding to general affordable housing inquiries from pre-applicants, applicants, and existing affordable housing owners
 - Unit Administration
 - Management of general inquiries
 - Responding to existing homeowners' inquiries (intent to sell requests, etc.)
 - Processing requests for loan subordinations/approval of equity loans and refinancing
 - Answering Affordability Assistance Questions
 - Advising on annual increases for Market to Affordable, Accessory Apartment, and other units

3. **Administrative Agent Resale Fee:** This includes but is not limited to:
 - Facilitation of the resale of any affordable sales unit that is put up for sale by current owner
 - Certifying a buying household(s) as eligible
 - Sending potential purchasers to the unit
 - Facilitating an agreement between buyer and seller
 - Preparing and filing closing documents.

The flat fee that is paid by the Municipality will be billed once a notice of intent to sell is signed by the seller. In the event that the seller cancels the sale during the sale process, and the unit does not go to closing, this flat fee is still applicable and will not be returned or cancelled.

4. **Subordination Requests:** includes the cost of processing mortgage Subordination Requests during the affordability control period.

5. **Direct Costs:** this includes, but is not limited to:
 - Reimbursement for direct costs for large scale printing jobs; postage; affirmative marketing mailing, mailings to affordable housing homeowners; poster production; expedited mailings or messenger services, etc.

Housing Rehabilitation Program Administration Services

1. Initial Program Setup	Flat fee of \$1,000 due upon transmittal of manual to municipality.
2. Ongoing Day-to-Day Program Administration	Monthly flat fee of \$500 per month for a total of \$6,000 per contract year. <i>This fee will only be billed at the commencement of outreach and marketing activities.</i>
3. Direct Costs	\$450 not to exceed per year.
Additional services as requested	Billed hourly at the blended rate of \$132 per hour. <i>Budget for these services will depend on scope of additional services requested by the municipality. CGP&H will not bill any time towards this line item without written authorization from the municipality.</i>
Not to Exceed Amount for Administrative Services: \$7,450	

- 1. Initial Program Setup:** this may include, but is not limited to, creation of or revisions to Policies and Procedure Manual for administration of the Municipality's Housing Rehabilitation Program, creation of corresponding program forms, and program marketing materials.
- 2. Ongoing Day-to-Day Program Administration:** includes but is not limited to: Maintaining a waiting list of interested residents; Ongoing owner outreach efforts; Reviewing homeowner pre-applications to determine initial eligibility; Reporting; Doing updates to program manual and forms as needed; Contractor outreach; Intake of new interested contractor applications; Qualifying new contractors; Maintaining contractor database and individual records; Updates to rehab work specifications templates and compliance research; All other administrative tasks.
- 3. Direct Costs:** this includes, but is not limited to, reimbursement for direct costs for large scale printing jobs, postage, mailings, poster production, expedited mailings or messenger services, county filing/recording fees, etc. This does not include paid advertising.

Housing Rehabilitation Program Case Management

1. Milestone 1: Eligibility Determination	Flat fee of \$1,280 payable upon certification of applicant's eligibility. Discounted flat fee of \$850 for each additional unit within a multi-family dwelling.
2. Milestone 2: Loan Closing	Flat fee of \$3,400 payable upon execution of construction documents. Discounted flat fee of \$1,250 for each additional unit within a multi-family dwelling.
3. Milestone 3: Final Inspection	Flat fee of \$2,120 payable upon satisfactory final inspection. Discounted flat fee of \$900 for each additional unit within a multi-family dwelling.
4. Title Search Fee	\$100 per property
5. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
Expected Cost Per Completed Case: \$6,900	

- 1. Milestone 1: Eligibility Determination:** this includes the introductory setup of a case through the processing of applications and determining the applicant's eligibility for the program.
- 2. Milestone 2: Loan Closing:** this includes comprehensive inspection of home to determine code violations, repair needs; developing a detailed cost estimate and work specifications for review and approval by homeowner; preparing bid documents for contractors to bid; review of bids received, preparing contractor contracts and homeowner agreements with the Municipality, and preconstruction meeting/contract signing/loan closing.
- 3. Milestone 3: Final Inspection:** this includes working with contractors and homeowners throughout construction to finalize the rehabilitation work, troubleshooting any difficulties that arise, progress inspections, and case closeout.
- 4. Title Search Fee:** Per property title search fee to confirm ownership and property liens.
- 5. Subordination Requests:** includes the cost of processing of subsequent Program Mortgage Subordination Requests during the affordability control period.

Lead Risk Assessment and Testing Services if requested by municipality	
1. Lead Risk Assessment and Report	Flat fee of \$650 per unit (includes dust wipes and soil sample as needed)
2. Lead Clearance Testing	Flat fee of \$330 per unit.

- 1. Lead Risk Assessment and Report:** Only applicable to houses built prior to 1978.
- 2. Lead Clearance Testing:** Only necessary if lead risk assessment findings have actionable lead level.

Charges to be paid by the Housing Rehabilitation Contractor to CGP&H

CIRCUMSTANCE	CONTRACTOR PENALTY
1. Failed Final Inspection	\$375 per failed inspection paid by the contractor directly to CGP&H. \$300 for repeat lead clearance if needed.
2. Unjustified Construction Delays	\$50 per day paid by the contractor directly to CGP&H.

- 1. Failed Final Inspection:** If a contractor requests a final inspection, and fails to meet the specifications of the Work Write-Up, the contractor will be charged a flat fee to partially cover the cost of having to conduct a second inspection and preparing the accompanying inspection reports. Charges for each failed final inspection will be issued directly from the contractor to CGP&H, as specified in the construction agreement. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.
- 2. Unjustified Construction Delays:** If the contractor delays construction without appropriate justification which requires CGP&H's additional follow-up with contractor, a weekly penalty will be charged to the contractor during the delay period. This will be specified in the construction agreement as a weekly penalty to the contractor paid directly to CGP&H if the penalty is imposed. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.

The following fees may apply to the Municipality only if the need arises:

Additional Housing Rehabilitation Services, as Needed	Fee
Services related to any cases that are terminated due to circumstances outside the control of CGP&H, including determination of either participant or property ineligibility, voluntary withdrawal by the program participant, or a participant failure to follow other program rules, including violations of local ordinances, falsification of eligibility documents, etc.	\$850 flat fee per termination.
For services related to the program inspector's discovery during the initial property inspection of non-compliant occupancy or recently completed or ongoing home improvements without required municipal permits, the CGP&H will work to get the program participant to rectify the situation and become municipally compliant before the case can continue in the program with the standard case processing procedures. *Municipality has the option to pass on this additional cost to the owner.	\$400 flat fee per case for compliance items*
If the program participant delays the preconstruction process for any reason, including rectifying non-compliance discovery (see above section), which then makes the state mandated certificate of eligibility period expire prior to the signing of the construction agreement, CGP&H will be required to reverify household income. *Municipality has the option to pass on this additional cost to the owner.	\$750 per re-verification of income*
On occasion, there are secondary or supplemental funding sources available to assist a unit get fully up to code in cases where the program's funding limits and the program participant's ability to provide their own funding is insufficient. To avoid abandoning the case since it cannot be brought up to code with available funding, we can partner with other funding sources in some cases to make the project work. CGP&H will r initial research to determine if partnering source is an option for the particular case, and if so, then coordinate with secondary funding source.	\$400 flat fee per case for initial research and coordination of partnering funds
If during or after the completion of a housing rehabilitation case there are contract disputes, warranty claims or other kinds of disputes causing the Municipality to request mediation or intervention, CGP&H will only proceed upon written authorization from the municipality. When a program participant or contractor contacts CGP&H directly, CGP&H will attempt to resolve it expediently, prior to seeking written authorization from the municipality.	\$400 flat fee per case for warranty claims or \$750 flat fee per case for contract disputes.
Cases that require more than one bid opening (due to non-receipt of a qualified bid, contractor replacement or specialty contractor need on portion of rehab work) and/or more than one loan closing and related documents preparation; CGP&H will proceed with a re-bid process which includes re-sending updated bid notice and bid packages, additional bid opening, and review of bids received and/or each additional set of loan closing documents and/or additional loan closing.	\$525 per case for re-bid process and \$525 per case for each additional needed loan closing and/or additional loan closing documents.

Exclusions:

The following services are specifically excluded from the scope of services to be provided under this agreement:

1. All engineering and architectural services related to the rehabilitation of residential structures, and the coordination thereof. In the rare cases where such funding is needed, the homeowner is responsible for those costs.
2. All legal services as may be required to administer the program or resolve a dispute between a program participant and a contractor.
3. Direct costs such as advertising, reproduction, and expedited mail or messenger services more than amount identified above in this proposal.
4. Relocation assistance, in the extremely rare event that a household must be relocated during the construction phase.
5. CGP&H is not responsible for serving as the property manager of any rental units.
6. Lead-based paint testing services.
7. Preparation for and presentation to community as a whole or community sub-groups at request of municipality.
8. CGP&H will not administer a Rental Only Housing Rehabilitation Program.

SCHEDULE B

N.J.S.A. 10-5-31 et seq., (N.J.A.C. 17-27)

MANDATORY AFFIRMATIVE ACTION LANGUAGE

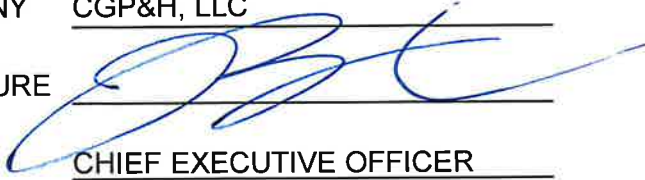
GOODS PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

- a. The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.
- b. The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.
- c. The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to **N.J.S.A. 10:5-31 et seq.** as amended and supplemented from time to time and the American with Disabilities Act.
- e. The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C 17:-5.2. or a binding determination of the applicable county employment goals determined by the Division pursuant to N.J.A.C.17:27-5.2.

- f. The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- g. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal Law and applicable Federal Court decisions.
- h. In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions
- i. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:
 - Letter of Federal Affirmative Action Plan Approval
 - Certificate of Employee Information Report
 - Employee Information Report Form AA302
- j. The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance and EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C.17:27.**

COMPANY CGP&H, LLC

SIGNATURE 

TITLE CHIEF EXECUTIVE OFFICER

DATE 7/6/2026

BOROUGH OF PENNINGTON
RESOLUTION 2026-8.6

RESOLUTION AUTHORIZING PURCHASE OF CATERPILLAR INC
MODEL 420 BACKHOE LOADER UNDER SOURCEWELL COOPERATIVE
PURCHASING CONTRACT 011723-CAT

WHEREAS, the Superintendent of Public Works has identified the need to purchase a backhoe loader for the Public Works Department;

WHEREAS, the desired equipment has been determined to be available under Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, the Superintendent has obtained the attached Quote #211654-01 dated April 22, 2026 from Foley Cat, 855 Centennial Avenue, Piscataway, New Jersey 08855, offering a Caterpillar Inc Model 420 Backhoe Loader for the price of \$139,469;

WHEREAS, the Borough of Pennington is eligible to make purchases under Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, Foley Cat is a qualified vendor under the Sourcewell Cooperative purchasing program and its proposal is consistent with the requirements of the program;

WHEREAS, the proposed purchase of Caterpillar Inc Model 420 Backhoe Loader is subject to all the terms and conditions of the Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, purchase of the Caterpillar Inc Model 420 Backhoe Loader under the Sourcewell Cooperative purchasing program as proposed conforms with the Local Public Contracts Law and does not require further public bidding;

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available in the Capital budget, line item _____, for this purchase;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, incorporating the above recitals, that the acquisition of the aforesaid Caterpillar Inc Model 420 Backhoe Loader pursuant to the attached proposal from Foley Cat is hereby authorized in the amount of \$139,469.00, and the Chief Financial Officer and Borough Clerk are further authorized to execute such purchase orders and other documents as are needed to effect the purchase.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					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 August 3, 2026.

Gian Paolo Caminiti, Borough Clerk



Quote 211654-01

Apr 22, 2026

Boro Of Pennington
30 S Main St
Pennington, New Jersey 08534

Attention: Kasper Mzadel

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Inc Model: 420 Backhoe Loader

STOCK NUMBER: EQ000035888 **SERIAL NUMBER:** H8T07916 **YEAR:** 2026 **SMU:**

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

George Vorreas

Machine Sales Representative

Caterpillar Inc Model: 420 Backhoe Loader

STANDARD EQUIPMENT

BOOMS, STICKS, AND LINKAGES, BACKHOE, - 14'4" Center pivot backhoe, 4.3 Meters, - Boom and swing transport locks, - Pilot operated backhoe and, electro hydraulic stabilizer controls, - Street type stabilizer shoes, - Anti-drift hydraulics (boom, stick,, and E-stick), - Cat Cushion Swing(tm) system, **LOADER,** - Single Tilt Loader, - Lift cylinder brace, - Self-leveling loader with single, lever control, - Return-to-dig, (automatic bucket positioner), - Transmission neutralizer switch, - Bucket level indicator,

POWERTRAIN, - Water separator, - Thermal starting aid system, - Dry type axial seal air cleaner with, integral precleaner, - Automatic dust ejection system, - Filter condition indicator, - Hydraulically boosted multi-plate, wet disk brake with dual pedals &, interlock, - Differential lock, - Torque converter, - Transmission-four speed manual shift, - Neutral safety switch, - Spin-on filters for, Fuel, Engine oil, Transmission oil, - Outboard Planetary Rear Axles, - Diesel particulate filter, - Hydrostatic power steering

HYDRAULICS, - Pilot hoe and mechanical loader, controls, - Load sensing, variable flow system, with 43 gpm (162 L/min) axial piston, pump, - 6 micron hydraulic filter, - Caterpillar XT-3 hose, - Hydraulic oil cooler, - Pilot control shutoff switch, - Flow-sharing hydraulic valves, - Hydraulic suction strainer,

ELECTRICAL, - 12 volt electrical start, - Horn, front and rear, - Backup alarm, - Hazard flashers/turn signals, - Halogen head lights (2), - Halogen rear flood lights (2), - Stop and tail lights, - Audible system fault alarm, - Key start/stop system, - 850 CCA maintenance free battery, - Battery disconnect switch, - External Power Receptacle (12v), - Diagnostic ports for engine and, machine Electronic Control Modules

OPERATOR ENVIRONMENT, - Interior rearview mirror, - ROPS canopy, Rear Fenders, - 2-inch (50mm) retractable seat belt, - Tilt steering column, - Steering knob, - Hand and foot throttle, - Automatic Engine Speed Control, - One Touch Low Idle, - Floor mat and Coat Strap, - Lockable storage area, - Air suspension seat,

FLUIDS, - Antifreeze - Extended Life Coolant, -20F (-30C)

OTHER STANDARD EQUIPMENT, - Standard Storage Box, - Transport tie-down points, - Ground line fill fuel tank with, 42.3 gal (160L) capacity & 5 gal (19L), diesel exhaust fluid, - Rubber impact strips on radiator, guard, - CD-ROM Parts Manual, - Safety Manual, - Operations and Maintenance Manual, - Lockable hood, - Tire Valve Stem Protection

MACHINE SPECIFICATIONS

Description	Reference No	List
420 07a Bhl Cfg2	542-7992	\$110,860.00
Lane 3 Order	0P-9003	\$0.00
Stick, Ext, 14'	543-4284	\$6,120.00
Pt, 2ws, Pshf	544-1066	\$12,180.00
Eng, 74.5kw, C3.6, T4f	541-9540	\$12,110.00
Hyd, Mp, 6fcn	542-7774	\$3,320.00
Bucket-Gp, 1.3 Yd3, Po	337-7385	\$3,785.00
Loader Bucket Pins	545-8548	\$0.00
Cutting Edge, Two Piece	9R-5321	\$338.00
Bucket, Hoe, (None)	175-7877	\$0.00
Cab, Dlx	544-0883	\$10,650.00
Display, Touch Screen	545-5048	\$975.00
Cab And Service Lights, Led	657-7707	\$1,115.00
Seat, Dlx Fabric	611-0339	\$1,180.00
Belt, Seat, 2" Suspension	206-1747	\$0.00
Air Conditioner, T4f	542-7810	\$3,050.00
Tires, 12.5 80/19.5L-24, Gy	379-2161	\$2,230.00
Stabilizer Pads, Flip-Over	9R-6007	\$426.00
Cttwt, 1015 Lbs	337-9696	\$2,235.00
Instructions, Ansi	559-0872	\$0.00
Serialized Technical Media Kit	421-8926	\$0.00
Ride Control	551-6453	\$1,885.00
Lines, Aux Combo, E-Stick	657-6398	\$4,440.00
Display, Security, Enabled	573-0397	\$672.00
Security Bluetooth Key	549-5531	\$715.00
Std Radio (12v)	540-2298	\$705.00
Product Link, Cellular, Ple643	639-4880	\$0.00
Cold Weather Package, 120v	551-6940	\$985.00
Auto-Up Stabilizers	567-5090	\$0.00
Plate Group, Boom Wear	423-7607	\$273.00
Shipping/Storage Protection	461-6839	\$277.00
Rust Preventative Applicator	462-1033	\$146.00

Description	Reference No	List
Pack, Domestic Truck	0P-0210	\$0.00
420 Lane 3 Zcon	626-9390	\$0.00
Bucket, 12", 2.8 Ft3	219-3410	\$1,340.00

SELL PRICE	\$139,469.00
EXT WARRANTY	Included
CSA	Included
NET BALANCE DUE	\$139,469.00
AFTER TAX BALANCE	\$139,469.00

WARRANTY

Standard Warranty:	12 month unlimited hour full machine & 12 month TT&M
Extended Warranty:	420-84 MO/5000 HR POWERTRAIN + HYDRAULICS + TECH
CSA	2 YEAR / 1000 HOUR - Labor with TT&M

F.O.B/TERMS

Piscataway

PAYMENT TERMS

Cash Invoice Terms

CASH WITH ORDER	AMOUNT
\$0.00	\$139,469.00

Accepted by _____ on _____

Signature

SOURCEWELL CO-OP PRICING
SOURCEWELL 011723-CAT

LIST PRICE OF UNIT \$182,012.00
SOURCEWELL DISCOUNT 22% -\$40,043.00
EPP WARRANTY INCLUDED
CVA 2 YR 1,000 HR SERVICE INLCUED
DELIVERY INCLUDED
FOLEY CONSIDERATION -\$2,500.00

SELL PRICE \$139,469.00

BOROUGH OF PENNINGTON
RESOLUTION 2026-8.6

RESOLUTION AUTHORIZING PURCHASE OF CATERPILLAR INC
MODEL 420 BACKHOE LOADER UNDER SOURCEWELL COOPERATIVE
PURCHASING CONTRACT 011723-CAT

WHEREAS, the Superintendent of Public Works has identified the need to purchase a backhoe loader for the Public Works Department;

WHEREAS, the desired equipment has been determined to be available under Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, the Superintendent has obtained the attached Quote #215145-01 dated July 31, 2026 from Foley Cat, 855 Centennial Avenue, Piscataway, New Jersey 08855, offering a Caterpillar Inc Model 420 Backhoe Loader for the price of \$143,527.00;

WHEREAS, the Borough of Pennington is eligible to make purchases under Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, Foley Cat is a qualified vendor under the Sourcewell Cooperative purchasing program and its proposal is consistent with the requirements of the program;

WHEREAS, the proposed purchase of Caterpillar Inc Model 420 Backhoe Loader is subject to all the terms and conditions of the Sourcewell Cooperative Purchasing Contract 011723-CAT;

WHEREAS, purchase of the Caterpillar Inc Model 420 Backhoe Loader under the Sourcewell Cooperative purchasing program as proposed conforms with the Local Public Contracts Law and does not require further public bidding;

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available in the Capital budget, line item _____, for this purchase;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Pennington, incorporating the above recitals, that the acquisition of the aforesaid Caterpillar Inc Model 420 Backhoe Loader pursuant to the attached proposal from Foley Cat is hereby authorized in the amount of \$143,527.00, and the Chief Financial Officer and Borough Clerk are further authorized to execute such purchase orders and other documents as are needed to effect the purchase.

Record of Council Vote on Passage

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone					Rubenstein				
Chandler					Stern				
Kassler-Taub					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 August 3, 2026.

Gian Paolo Caminiti, Borough Clerk



Quote 215145-01

Jul 31, 2026

Boro Of Pennington
30 S Main St
Pennington, New Jersey 08534

Attention: RICK SMITH

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Inc Model: 420 Backhoe Loader

STOCK NUMBER: EQ000037724

SERIAL NUMBER: H8T08153

YEAR: 2026

SMU: 3

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Piscataway

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