



BOROUGH COUNCIL WORK SESSION - SEPTEMBER 28, 2026 AGENDA

Monday, September 28, 2026 at 7:00 PM

Online via Zoom

I. Call to Order

II. Roll Call - Borough Clerk - GP Caminiti

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

III. Open Public Meetings Statement

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

IV. Open to the Public/ Public Comment

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

V. Resolutions for Council Action:

- [1.](#) Resolution 2026 - 9.12 - Resolution Authorizing Hiring of Thomas Krause as Laborer I in the Pennington Public Works Department
- [2.](#) Resolution 2026 - 9.13 - Resolution Authorizing Conditional Offer of Employment to John Vagott as Foreman of Public Works in the Pennington Public Works Department

VI. Work Session Discussion Items:

1. Arboretum Management - Kit Chandler and Kieran John, Environmental Commission
2. Cashless Borough Hall Plan
3. Yard Waste Ordinance and Information Dissemination Plan - Nadine Stern
4. BAN Ordinances for Lawn Mower and Backhoe
- [5.](#) Status of Abey Road Improvement Project/Bids Due 10/15/26
6. Elizabethtown Gas Project - Gas Line Replacements

7. Bond Ordinance for the NJDOT Sked Street, Vannoy Avenue, and West Welling Street Road Improvement Project/Resolution for Engineering Services for Improvement Design

VII. Review of Tentative Council Regular Agenda

1. Presentation - Economic Development Commission (EDC) - Jason Meyer, EDC Chairperson
2. Proclamation - Communities of Light
3. Approval of Minutes
4. Introduction - Ordinance 2026 - 28 – An Ordinance Updating Chapter 172 of the Borough Code Concerning Leaf, Brush and Yard-Waste Collection and Providing for Registration of Commercial Landscaping and Snow-Removal Contractors
5. Introduction: Ordinance 2026 - 29 - Bond Ordinance Providing Road Improvements for Sked Street, Vannoy Road, and West Welling Street by the Borough of Pennington, in the County of Mercer, New Jersey, Appropriating \$545,480 There For and Authorizing the Issuance of \$545,480 Bonds or Notes of the Borough to Finance the Cost of
6. Public Hearing and Adoption - 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
7. Resolution 2026 - 10.1 - Authorize Payment of Bills
8. Resolution 2026 - 10.2 - Cashless Borough Hall
9. Resolution 2026 - 10.3 - Promotion of Public Works Foreman
10. Resolution 2026 - 10.4 - Resolution Authorizing Engineering Services with Colliers Engineering for Lead Service Line Planning and Design Related to Pennington Borough's I-Bank Application in the Amount of \$109,500
11. Resolution 2026 - 10.5 - Resolution Authorizing Engineering Services with Colliers Engineering for Re-Design of the Abey Road Improvement Project in the Amount of \$111,500

VIII. Open to the Public/ Public Comment

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

IX. CLOSED SESSION

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

Potential Litigation

Affordable Housing Controls - Ed Schmierer

Lease Contract Negotiation

Retail Distribution License

Personnel Matters

X. **Return to Open Session**

XI. **Adjournment**

**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 9.12**

**RESOLUTION AUTHORIZING HIRING OF THOMAS KRAUSE
AS LABORER I IN THE PENNINGTON PUBLIC WORKS DEPARTMENT**

WHEREAS, the Department of Public Works has the need to fill a vacancy in the position of Laborer I, of particular importance as leaf vacuuming and collection season approaches followed directly by snow and ice operations;

WHEREAS, the Borough has advertised to fill the position on the Borough and League of Municipalities websites;

WHEREAS, the Superintendent of Public Works has recommended the hiring of Thomas Krause for the position based on qualifications, experience and availability best suiting the Borough's needs;

WHEREAS, starting salary will be in accord with the collective negotiation agreement between the Borough and International Brotherhood of Teamsters Local 35;

WHEREAS, employment is subject to satisfactory results from pre-employment and background screening in accordance with the Borough Personnel Manual as well as a one-year probationary period as provided in the Teamster agreement;

WHEREAS, Mr. Krause will be required to enroll in the Public Employees Retirement System, and he will be eligible for health benefits under the Borough's Health Insurance Fund;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, subject to the findings set forth above, that the hiring of Thomas Krause as Laborer I in the Pennington Public Works Department is hereby authorized and approved, and the Administrator is directed to take all steps necessary to effect the hiring.

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 28, 2026.

Borough Clerk

Recommendation to Fill Two Laborer 1 Vacancies

To Borough Administrator
From Superintendent of Public Works
Date September 16, 2026
Subject Hiring recommendation for Aaron Ciesielski and Thomas Krause

Recommendation I recommend that the Borough move promptly to hire Aaron Ciesielski and Thomas Krause for the two anticipated full-time Laborer 1 vacancies, subject to satisfactory interviews, reference and employment verification, driving-record review, confirmation of required licenses, and completion of the Borough's normal pre-employment process.

Assuming John Vagott is promoted to Foreman, the Department will immediately have two laborer vacancies. Leaf vacuum and collection season is approaching, followed directly by snow and ice operations. New employees need time to learn Borough routes, equipment, safety procedures, call-in expectations, and the Department's water, sewer, sanitation, street, and grounds work. Delaying these hires would leave the Department short-staffed during its most demanding part of the year.

Recommended Candidates

Aaron Ciesielski

Mr. Ciesielski offers the strongest direct match for Pennington's grounds, equipment, tree, and winter-maintenance work. His background includes buildings and grounds work at Princeton Day School from 2007 to 2011 and property maintenance at a 100-acre farm since 2011.

- Maintains more than 10 acres of lawn, landscaped beds, trails, a pond, irrigation, fencing, barns, and other property infrastructure.
- Performs preventive maintenance and basic diagnosis on tractors, mowers, brush hogs, chainsaws, snowplows, and other grounds equipment.
- Has substantial tree and storm-debris experience, including pruning, chainsaw use, fallen-tree removal, and cleanup.
- Installs and removes plows, plows repeatedly during storms, clears walks, and applies salt and ice melt during daytime and overnight operations.
- Handles supply ordering, contractor coordination, equipment inspection, garbage, and recycling tasks.

Response considerations His listed residence on Harbourton Mount Airy Road is in Hopewell Township, within the Pennington area and generally about 15 to 25 minutes from the DPW facility in normal conditions. Travel will take longer during a severe storm, but the relatively short route is a meaningful advantage for early-morning, overnight, and emergency call-ins. He reports availability beginning October 1, 2026.

Thomas Krause

Mr. Krause brings the strongest utility-related and mechanical background in the applicant group. He has worked as an HVAC and plumbing apprentice with JB Reddings since January 2021 and is enrolled in a three-year HVAC and plumbing program at Mercer County Technical School.

- Operates sewer and drain-cleaning equipment and a sewer inspection camera, which directly relates to collection-system maintenance and emergency response.
- Fabricates threaded pipe and brazes and solders copper piping, providing useful mechanical and repair skills for water, sewer, building, and facility work.
- Reports experience driving commercial vehicles and performing snow removal for company grounds.
- Holds an EPA Type I certification and has completed an OSHA General Industry Safety and Health course.
- Has experience dispatching technicians, scheduling service calls, assisting customers, and maintaining a parts department.

Response considerations His listed Flemington residence is farther from Pennington than Mr. Ciesielski's and would normally require approximately 30 to 40 minutes, with a longer response during snow, ice, flooding, or traffic disruptions. The route is still more workable than a call-in from Tabernacle. Before appointment, the Borough should confirm that he can meet a clearly stated and uniformly applied emergency reporting standard and participate in advance storm staging when conditions warrant. He reports that he can start two weeks after accepting an offer.

Comparison of All Applicants

Applicant	Relevant strengths	Main consideration	Selection
Aaron Ciesielski	Long-term grounds work; equipment upkeep; tree and chainsaw work; plowing, salting, and overnight storm response.	Limited direct municipal water and sewer experience, but broad hands-on skills and a short call-in route.	Recommend
Thomas Krause	Plumbing and HVAC apprenticeship; sewer equipment and camera; pipe fabrication; commercial vehicles; snow removal; safety training.	Longer call-in route than Aaron or Gregory; response expectations should be confirmed.	Recommend
Gregory Wyckoff	Nearby residence; heavy material handling; forklift and pallet-jack operation; delivery; fabrication; prior landscaping.	Less documented municipal, snow, utility, and outdoor equipment-maintenance experience than the recommended candidates.	Alternate
Albert Burton	Direct Medford DPW experience in road repair, tree cleanup, snow removal, buildings, and parks; HVAC training and tool experience.	Tabernacle creates the longest and least dependable emergency call-in route, particularly during winter weather.	Alternate

This comparison does not suggest that Mr. Wyckoff or Mr. Burton lacks the ability to perform laborer work. Mr. Wyckoff's proximity and general labor background are valuable, and Mr. Burton has directly relevant municipal experience. The recommendation reflects the overall combination of immediate job match, transferable utility and mechanical skills, snow readiness, and practical emergency availability.

Need for Immediate Action

The hiring schedule is now part of the operational decision. Mr. Ciesielski lists October 1 as his available date, and Mr. Krause requires two weeks after accepting an offer. Prompt authorization, interviews, reference checks, and conditional offers would give the Department the best chance to place both employees into structured training before peak leaf collection and snow response.

Initial training should cover:

- leaf-vacuum and collection equipment, backing and spotter procedures, traffic control, PPE, and route familiarization;
- snow routes, plow and spreader operation, material loading, storm call-in procedures, and extended-shift expectations;
- water and sewer emergency support, sanitation operations, equipment inspections, and Borough safety and personnel policies.

Requested action Authorize the Department and Administration to proceed immediately with final interviews and the standard conditional hiring process for Aaron Ciesielski and Thomas Krause so both positions can be filled and training can begin as soon as each candidate is available.

**BOROUGH OF PENNINGTON
RESOLUTION 2026 - 9.13**

**RESOLUTION AUTHORIZING CONDITIONAL OFFER OF
EMPLOYMENT TO JOHN VAGOTT AS FOREMAN OF PUBLIC
WORKS IN THE PENNINGTON PUBLIC WORKS DEPARTMENT**

WHEREAS, the retirement of Morris Fabian as Foreman of Public Works has created an immediate need to fill this important leadership position in the Department and effect a smooth transition;

WHEREAS, the Borough has advertised to fill the position on the Borough and League of Municipalities websites;

WHEREAS, the Superintendent of Public Works has recommended the hiring of John Vagott based on his qualifications and experience and, importantly, his six years of proven performance as a Public Works employee with working knowledge of Pennington's infrastructure, equipment, operations and the community;

WHEREAS, the Superintendent will oversee a structured one-year probationary period to ensure demonstration of requisite leadership, supervisory abilities, progress toward required certifications and licenses, satisfactory completion of training and other job requirements, attendance, safety practices, overall suitability for the position, as well as compliance with the general terms of employment for Borough employees and such terms as are set forth in a formal Conditional Offer of Appointment;

WHEREAS, Mr. Vagott's starting salary will be \$80,000 and, after successful completion of his probationary period, will be increased to \$90,000 beginning January 1, 2028, with future adjustments equal to other Borough employees outside of bargaining units beginning in 2029;

WHEREAS, the effective date of Mr. Vagott's appointment is intended to be September 26, 2026;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, subject to the findings and conditions set forth above, that the conditional appointment of John Vagott as Foreman of Public Works is hereby authorized and approved, with a start date effective September 26, 2026, *nunc pro tunc*. and the Administrator is directed to take all such steps as are necessary to effect this conditional appointment.

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on September 28, 2026.

Borough Clerk

ADVERTISEMENT

Improvements to Abey Drive

BOROUGH OF PENNINGTON

Notice is hereby given that sealed bids for the construction of the above referenced projects will be received by the Borough of Pennington until 10:00 AM, prevailing time on Thursday, October 15, 2026, at which time the sealed bids will be publicly opened and read aloud at the Pennington Borough Hall located at 30 North Main Street, Pennington, New Jersey 08534.

Work under these contracts shall include furnishing all labor, equipment and materials required to complete the Improvements to Abey Drive Project including the rehabilitation of the existing roadway of Abey Drive (between Mallard Drive and East Delaware Avenue). Rehabilitation will consist of adjusting roadway grades and cross slopes; replacing deteriorated curbing, driveway aprons, curb ramps, and sidewalks as needed; and installing new storm sewer structures. All work on this contract shall be substantially completed within 75 calendar days following notice to proceed.

Bidding Documents may be examined at the office of the Borough Clerk at the Pennington Borough Hall at 30 North Main Street, Pennington, NJ 08534. To examine the bidding documents, kindly make an appointment with the Borough Clerk at 609-737-0276.

Copies of Bidding Documents for the proposed work are available electronically or via delivery by a common carrier by making a request to cherri.spinola@collierseng.com.

Bidders will be furnished with a copy of the Bidding Documents by request upon proper notice to the above e-mail addresses. In the e-mail message, the contractor shall indicate if they request an electronic copy (PDF format) or paper copy. Electronic copies will be provided via e-mail at no charge.

The Contract Documents will be available during business hours beginning on Friday, September 11, 2026 at 10:00 AM.

Proposals must be made in accordance with the terms of the bidding documents on the standard proposal forms included with the Bidding Documents in the manner designated in the Contract Documents, must be enclosed in sealed envelopes bearing the name and address of the bidder and the name of the project on the outside and be addressed to the Borough of Pennington and be delivered at the place on, or before the hour above named when all received bids will be publicly opened and read aloud. Bids must be accompanied by a statement of consent of surety from a surety company authorized to do business in the State of New Jersey and acceptable to the Owner and either a bid bond or a certified check drawn to the order of Borough of Pennington for not less than ten percent (10%) of the amount bid, except that the check shall not exceed \$20,000.00. The successful bidder is hereby notified that a performance bond and labor and material (payment) bond for the full amount of this project is required. At the time a bid is submitted, the bidder shall submit a copy of its Business Registration Certificate.

The right is also reserved to reject any or all bids or to waive any informalities where such informality is not detrimental to the best interest of the Owner, except as to those items which are deemed mandatory and non-waivable set forth in N.J.S.A. 40A:11-23.2. Further, the Owner

reserves the right to abandon the project and reject the bids entirely if any legal or state or federal administrative action is taken against the Owner which could delay or jeopardize the project from commencing. The right is also reserved to increase or decrease the quantities specified in the manner designated in the Specifications.

Should the successful Bidder to which this Contract is awarded fail to comply with the above provisions as to the submission of the required bonds, fully executed, or to execute the Contract within the time required herein, the Owners may, at their sole discretion, declare the successful Bidder in default, and shall be entitled to retain the bid security.

The successful Bidder must furnish a 100% Performance Bond and 100% Labor and Material Payment Bond in conformance with the requirements of the Contract Documents on the included forms. The successful bidder will be required, upon final payment, to furnish a General Maintenance Bond, which shall be acceptable to the Borough of Pennington, in conformity with the requirements of the Contract Documents.

The successful bidder shall be required to comply with all applicable statutory and regulatory requirements, which include but are not limited to the affirmative action requirements of P.L. 1975, c. 127, N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27-1 et seq.

Bidders will be required to comply with the public disclosure provisions of N.J.S.A. 52:25-24.2. Bidders are required to comply with the requirements of New Jersey P.L. 1975, C.127 (N.J.A.C. 17:27), Public Works Contractor Registration Act (PWCRA); P.L. 1999, C.238-N.J.S.A. 34:11-56.48, et seq. Prevailing Wage Act; P.L. 1975 C.33, Affirmative Action; P.L. 1963, C.150, Disclosure of Interests, as amended and supplemented, and P.L. 2004, c.57 concerning Business Registration of Public Contractors. Under the statutes of the State of New Jersey, the Contractor will be required to pay prevailing wages for each classification of labor including appropriate fringe benefits.

The successful bidder will be required to comply with all provisions of Executive Order 11246 of September 24, 1965, and all of the rules, regulations, and relevant orders of the Secretary of Labor.

Pursuant to P.L. 2010 c. 108, a bidder may request that its bid be withdrawn due to a "mistake" on the part of the bidder, as defined in the Law. Otherwise, no bids may be withdrawn for a period of sixty (60) days after the date and time set for the opening of the bids. The Borough of Pennington reserves the right to reject any or all bids or to waive any informalities or immaterial differences should the Borough of Pennington deem it to be in the public interest to do so. All bids may be rejected pursuant to N.J.S.A. 40A:11-13.2.

**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 – AUGUST 3, 2026

COUNCILMAN	AYE	NAY	NOT VOTING	ABSTAIN	COUNCILMAN	AYE	NAY	NOT VOTING	ABSTAIN
Angarone	X				Rubenstein	M			
Chandler	S				Stern	X			
Kassler-Taub	X				Valenza			X	

RECORD OF COUNCIL VOTE ON ADOPTION – OCTOBER 5, 2026

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