



BOROUGH COUNCIL WORK SESSION - JULY 27, 2026

AGENDA

Monday, July 27, 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 given to the Hopewell Valley News, Trenton Times, and Trentonian 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.

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. Presentation:

[NJ](#) DEP Resiliency Grant: Regional Assistance Program Regional Planning Grant - Mayor of Lambertville, Andrew J. Nowick

[Affordable](#) Housing: Approval of Rehabilitation Operating Manual and Extension of Affordable Housing Controls / CGPH Agreement Renewal - Corinne Markulin, CGPH; Jim Kyle, Borough Planner

VI. Resolutions for Council Action:

[Resolution](#) 2026 - 7.9 - Resolution Requesting Three-Month Extension for Refiling NJDOT Transportation Trust Fund Application for Abey Drive (Brandon Fetzer)

[Resolution](#) 2026 - 7.10 - Resolution Extending Grace Period for Third Quarter Tax Payments

VII. Work Session Discussion Items:

1. Land Use Ordinance - Jim Kyle

2. Proposed Escrow Ordinance for Redevelopment Planning, Engineering, and Financial Services
- [3.](#) Authorization for RFP for Police Space Study - Amy Kassler-Taub Presentation
- [4.](#) Deer Management Properties
5. Mallard and Queens BAN Ordinance Amendment
6. Purchase of Backhoe and Lawnmower

VIII. Review of Tentative Council Regular Agenda

1. Senior Advisory Committee Presentation - Randi Malkiewicz and Nancy Rubenstein
2. Approval of Minutes
- [3.](#) Public Hearing and Adoption: 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 therefore and Authorizing the Issuance of \$8,000,000 Bonds or Notes of the Borough to Finance the Cost thereof.
- [4.](#) Public Hearing and Adoption: 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
5. Ordinance for Introduction: 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
6. Resolution 2026 - 8.1 - Authorizing Payment of Bills
7. Resolution 2026 - 8.2 - Authorizing Issuance of RFP for Police Department / Borough Hall
8. Resolution 2026 - 8.3 - Resolution of Authorizing Refund of Escrow Funds
9. Resolution 2026 - 8.4 - Resolution of Authorizing Refund
- [10.](#) Resolution 2026 - 8.5 - Authorizing Hunting on Designated Properties as Part of the Borough's Deer Management Program
11. Resolution 2026 - 8.6 - Resolution Authorizing Retention of CGP&H For Affordable Housing Administrative Services

IX. 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.

X. 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:

-Open Space - Alan Hersey

XI. Return to Open Session

XII. Adjournment

Appendix D: Budget Proposal Template

NJ Regional Team Grant Preliminary Budget Proposal

This preliminary budget should include all costs from across the Regional Team. Please include separate rows for the cost of each Regional Team entity, including staff members, fringe rate and costs, travel, supplies, and subcontractor costs. *The rows that are italicized and gray are examples and may be removed.* Greyed out boxes indicate that items are not needed for the budget category. You may add rows as needed. Please include the total preliminary budget at the bottom. *Please note that the submitted budget is not final, and upon award will be finalized in conjunction with DEP.*

Budget Category	Organization	Title/Role	Name	Rate/hour	Total Hours	Total Cost
Personnel (use one row for each staff member across the Regional Team)						Total: \$
Personnel	Pennington Borough	Administrator	GP Caminiti	\$86.29	50	\$4,314.50
Personnel	Pennington Borough	Deputy Borough Clerk	Robin Tilou	\$41.80	40	\$1,672.00
Personnel	Pennington Borough	Emergency Mgmt Coord.	Robert Ingram	\$30.00	20	\$ 600.00
Personnel	Pennington Borough	Chief Financial Officer	Lubna Maneer	\$62.50	40	\$2,500.00
Fringe (xx%) (calculate fringe for each municipality, applied to all staff listed in Personnel)						Total: \$9,086.50
<i>Fringe (53%)</i>	<i>Pennington Borough</i>					<i>\$4,815.85</i>
Subcontractors* (Municipal consultant fees are not eligible)						Total: \$13,902.35
<i>Subcontractor</i>	<i>N/A</i>					<i>N/A</i>

Community-based Organizations (each CBO should have their own row; provide the total anticipated cost for each CBO)				Total: \$
<i>CBO 1</i>				<i>N/A</i>
<i>CBO 2</i>				<i>N/A</i>
Travel				Total: \$
<i>Travel</i>	<i>Pennington Borough</i>			<i>\$150.00</i>
Supplies				Total: \$
Supplies	Pennington Borough			\$500
Other				Total: \$
<i>Other</i>				<i>N/A</i>
Total Preliminary Budget				\$14,552.35

*Please note that municipal consultant fees and contracted engineer/planning firm fees are not reimbursable under this program; they should not be included under subcontractors. If the Regional Team would like to use their funding for alternative options, such as an arts campaign or marketing campaign, a subcontractor can be acquired under this line item.



30 North Main Street • Pennington, NJ 08534 • 609-737-0276 • Fax: 609-737-9780 • www.penningtonboro.org

July 14, 2026

Subject: Resilient NJ: Regional Assistance Program – Regional Planning Grants Authorization and Letter of Commitment to Participate – Borough of Pennington, Mercer County, NJ

To Whom It May Concern:

As per the requirements of the Notice of Fund Availability (NOFA), the Borough of Pennington is committed to participating in the Resilient NJ: Regional Assistance Program to undertake the process to develop a comprehensive, community-led regional resilience action plan that will identify and address vulnerabilities from climate hazards, protect environmental resources, and promote green infrastructure and resilient development/redevelopment. By way of this letter, the Borough of Pennington agrees to the following:

- Serve as a member of the Regional Team, the Delaware River–Sourland Mountain Region ("DRSMR");
- Recognize and agree with the authority of the identified Prime, the City of Lambertville;
- As a Regional Team member, the Borough of Pennington will:
 - Attend Steering Committee Meetings, as well as additional meetings as needed;
 - Attend and support project-related events;
 - Provide data and information as requested;
 - Identify potential resilience projects and initiatives;
 - Agree to consider innovative and transformational solutions that address climate impacts for current and future conditions across the region;
 - Agree to subcontract with the Regional Team Prime, the City of Lambertville, to receive funds consistent with the Regional Team application;
 - Provide the required documents when requested by the Regional Team Prime, including timesheets, receipts, and other documents necessary to support requests for reimbursement, on a quarterly basis;
 - Coordinate and communicate with the Regional Team members; and
 - Providing meeting support, space, and resources as needed.

To undertake these responsibilities, I am designating a representative responsible for serving as the primary contact for the Borough of Pennington to the Regional Team Prime, City of Lambertville, DEP, and the assigned Consultant Team. That person is GP Caminiti, Borough Administrator, administrator@penningtonboro.org. Should this person no longer be able to serve in this capacity, please contact Robin Tillou, Deputy Clerk/Land Use Administrator, planning@penningtonboro.org, who will designate another individual and notify the Prime, DEP, and the Consultant Team of this change.

Sincerely,

James M. Davy Mayor
Borough of Pennington
30 North Main Street, Pennington, NJ 08534
jdavy@penningtonboro.org

Resiliency Grant Application - Borough of Pennington

Appendix B: Regional Team (Local Governmental Entity) Application Documents Region Team (Local Governmental Entity) Member Application Form

Region: Delaware River–Sourland Mountain Region ("DRSMR") Prime (Lead Entity): City of Lambertville Regional Team Members: Lambertville, Stockton, West Amwell, Delaware Township, East Amwell, Hopewell Township, Hopewell Borough, and Pennington Borough Community-Based Organizations: The Sourland Conservancy and The Watershed Institute

Regional Team members will participate in various ways throughout the 18-24 month project period, including regularly attending meetings, providing feedback on plans and materials, and promoting and attending outreach events. Each Regional Team member (e.g. municipality, county, regional planning entity, utility authority, etc.) must complete the following questionnaire.

1. Regional Team Member Organization Name: Borough of Pennington
2. Primary Point of Contact (name and email address): James M. Davy, Mayor – jdavy@penningtonboro.org
3. Secondary Point of Contact (name and email address): GP Caminiti, Borough Administrator – administrator@penningtonboro.org; Robin Tillou, Deputy Clerk/Land Use Administrator - planning@penningtonboro.org
4. Tertiary Point of Contacts: Lubna Muneer, Chief Financial Officer; Robert Ingram, Emergency Management Coordinator - assistant@penningtonfire.org

Additional Borough resources supporting this application: James Kyle, Borough Planner; Chairperson Kieran John and the Pennington Borough Environmental Commission

Demonstration of Capacity

- 4. Do you have the staffing capacity to participate as well as log hours and submit invoices and receipts to the Prime? (Yes/No)**

Yes, the Borough of Pennington has adequate staffing to participate in the Regional Team's Resilient NJ Regional Assistance Program application and implementation. Borough Administrator GP Caminiti will manage timekeeping, invoicing, and reporting to the Prime, with Mayor James M. Davy serving as the Borough's Steering Committee representative. Borough Planner James Kyle and Emergency Management Coordinator Robert Ingram will provide technical and operational continuity with the Borough's recently adopted Master Plan, its Climate Change-Related Hazard Vulnerability Assessment (CCRHVA), and its ongoing emergency management coordination with regional partners.

- 5. How do you anticipate working with your fellow Regional Team partners, including the Prime and CBOs? Include in your response ways you have worked together in the past or plans for how you will work together through this effort.**

The Borough of Pennington is looking forward to working with the members of the DRSMR Regional Team. We have worked closely with one of our CBO partners, The Watershed Institute, which prepared an Impervious Surface Assessment and Reduction Plan and site-specific green infrastructure designs for the Borough in 2020-2021.

There has also been collaboration between the Borough, Lambertville, and a number of other regional municipalities in developing a Watershed Management Plan required by NJDEP. In 2025, Borough Council authorized Pennington's participation in a Stony Brook Watershed Improvement Plan (WIP), sharing technical data collection with Lambertville and other partners toward state stormwater discharge requirements. This work is expected to conclude in Fall 2026, ahead of state reporting deadlines, and will feed directly into the DRSMR's regional resilience action plan.

The Borough also coordinates emergency management directly with Hopewell Township and Hopewell Borough through the shared Hopewell Valley Regional Office of Emergency Management (OEM), covering public alerting, evacuation planning, and cooling/warming center designation. Emergency Management Coordinator Robert Ingram participates in this regional OEM structure and will serve as an ongoing point of coordination between the Borough and its DRSMR partners, particularly Hopewell Township, on emergency preparedness and response planning.

Demonstration of Need

6. Please check the boxes of the climate hazards that impact your jurisdiction. Provide a short description of the impacts your jurisdiction is experiencing related to the following climate and natural hazards:

☒ Extreme Heat ☐ Sea-level Rise ☒ Flooding (from precipitation, stormwater, coastal or riverine) ☒ Hurricanes or other extreme storm events ☒ Wildfire ☒ Other – Explain

Extreme Heat: Extreme heat is a public health threat in Pennington, particularly for children, the elderly, those with pre-existing health conditions, and residents without adequate cooling. Summer 2022 land surface temperature mapping shows the Route 31 corridor, the Pennington School campus, and the town center reaching 113-162°F, driven by the urban heat island effect. The Borough's tree-planting benefit score of 2.3 out of 5 indicates meaningful opportunity for canopy-based mitigation, and extreme heat compounds drought stress on the Borough's water supply.

Flooding: Flooding is the Borough's most frequent and impactful climate hazard. Pennington sits at the confluence of Stony Brook and Lewis Brook, with significant impervious surface and aging stormwater infrastructure. Recurring flood locations include the Route 31/West Delaware Avenue intersection, the Broemel Place railroad underpass, North Main Street at Brookside Avenue, East Franklin and Eglantine Streets and multiple private properties along tributaries to Lewis Brook. Flooding damages property, roadway infrastructure, and the existing stormwater conveyance system, and has repeatedly closed roads used by emergency responders.

Hurricanes or other extreme storm events: The Borough was significantly impacted by Tropical Storm Ida in 2021, which flooded eight locations along Lewis Brook and Stony Brook, rendered multiple roadways impassable, and required police rescue of three stranded motorists at Route 31 and West Delaware Avenue. Ida also caused major flooding at the Stony Brook Regional Sewerage Authority's Pennington Treatment Plant, which treats all of the Borough's wastewater despite being located outside Borough limits. Severe winter weather similarly threatens the electric grid, roadway safety, and the ability of first responders to reach residents.

Wildfire: While Pennington's overall wildfire risk is low, the Borough is not risk-free. In March 2025, a wildfire in adjacent Hopewell Township burned 293 acres over two days. Pennington also experienced an 81-day drought from September to November 2024, with 77 consecutive days without rain, leaving foliage and grasses dry and elevating fire risk.

Other – Infestation and invasive species: Bacterial Leaf Scorch has killed or weakened 50-60 large Pin Oak trees beyond the capacity of Public Works to remove, and Emerald Ash Borer has damaged the Borough's ash tree population. Falling trees and limbs threaten infrastructure and residents, and fallen debris clogs streams and culverts, aggravating flooding.

7. Please describe how climate and natural hazards cause disruption to the daily lives and activities of the residents in your jurisdiction or service area.

Climate and natural hazards disrupt the daily lives of Pennington residents in multiple ways. Extreme heat can prevent elderly residents from leaving their homes, risking insufficient food, water, and missed health care, while outdoor workers face dehydration and heat stroke risk. Flooding at the Route 31/West Delaware Avenue intersection and the Broemel Place underpass regularly closes roadways relied on by residents and emergency responders alike; during Ida, several roadways became impassable, which could have severely hindered emergency vehicle access to the Borough had an unrelated emergency occurred simultaneously. The Borough's EMS facility on Broemel Place floods during heavy rain, preventing ambulance egress precisely when service may be needed most, and lacks backup power. Downed trees and limbs from severe weather and from disease-weakened Pin Oaks and ash trees threaten roadways, property, and utility service.

8. Please describe any populations, neighborhoods, or other areas of your jurisdiction that are particularly vulnerable to climate hazards.

The post office, Cambridge School, Straube Center, and portions of Heritage townhouses and Pennington Point are mapped as "extreme" heat zones. Residents relying on the Broemel Place EMS facility face elevated risk given its flood exposure and lack of backup power. Elderly residents, served by the Hopewell Valley Senior Center and Borough Library, both identified heat-relief sites, face heightened sensitivity to heat and storm-related disruption. Special attention is given to these populations during severe weather events through the shared Hopewell Valley OEM, coordinated in part by Emergency Management Coordinator Robert Ingram. The Borough's build-out plan anticipates approximately 360 new housing units, including 82 affordable units, across 11 redevelopment sites by 2035; three of these sites fall within the

Borough's highest heat-island zones, underscoring the need to integrate resilience measures into this development now.

Additionally, the Borough identified 34 critical facilities in the action plan of the Mercer County Hazard Mitigation Plan (HMP). The CCRHVA identifies 16 of these as critical facilities that may be vulnerable to natural hazards, or that are especially important for safety, quality of life, and evacuation purposes. Six of these are critical transportation infrastructure, and four are drinking supply and wastewater utilities. (CCRHVA)

In the recently updated Utility Element of the Borough's Master Plan the following is noted:

"The average daily flow in 1996 was 0.315 MGD. This flow included the actual wastewater flow plus surface water inflow, which is the flow of stormwater and elevated groundwater into the wastewater system. In the third quarter of 1996, the average daily flow at the plant exceeded the permitted plant capacity, and the SBRSA notified the Borough of the excursion. The Borough was aware of the magnitude of the surface water inflow since the mid1990's and was already part way through a seven-step surface water inflow reduction program. In 1997, the average daily flow was reduced to 0.274 MGD because of the surface water inflow program, including the mainline grouting and the sump pump program, and to a reduction in rainfall over the region. The surface water inflow program continued and included mainline repairs and continued enforcement of the rule against sump pumps being connected to the wastewater system. The current average daily flow of 0.238 MGD speaks to the success of the Public Works surface water inflow program. However, the increasing age of the sewer system coupled with an increase in extreme rainfall events means that the Borough must continue to address surface water inflow."

The Utilities Element also highlights Drinking Water Availability: "During heavy precipitation and flooding events, inflow and infiltration issues result in higher rates of wastewater, which has the potential to lead to sewage overflows and other related problems." (CCRHVA)

9. List any plans your jurisdiction has developed related to climate resilience or preparing a climate change related hazard vulnerability assessment (NJ Municipal Land Use Law). Other examples include a wildfire plan, updated stormwater ordinances, updated master plan specific actions to address flooding or extreme heat, etc.

Pennington Borough has already adopted a community-generated **Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)**, as part of the Land Use Plan element of its Master Plan, on May 13, 2026, in compliance with N.J.S.A. 40:55D-28. It is noted that the CCRHVA would benefit from a State consulting review. The Borough has also adopted continually updated Stormwater Control and Flood Damage Prevention ordinances per NJDEP requirements; maintains a Municipal Stormwater Management Plan and a Community Forestry Management Plan; commissioned a 2020 Impervious Surface Assessment and Reduction Plan from The Watershed Institute; and adopted an Amended 2025 Fourth Round Housing Plan that includes new zoning provisions (HMU, MU, and ADUs) designed with resilience and housing

affordability in mind. The Borough participates in the Mercer County Hazard Mitigation Plan through its municipal annex, and is currently participating in the Stony Brook Watershed Improvement Plan (WIP) alongside Lambertville and other regional partners.

10. How do you feel about your jurisdiction's ability to plan for and respond to hazard events? Is your capacity strained? Are you more prepared for one hazard than another? Why are you in need of additional technical assistance? Are there any resilience plans or projects you are interested in but unable to pursue given limited resources? Please explain.

Pennington's OEM coordination, led locally by Emergency Management Coordinator Robert Ingram in partnership with Hopewell Township and Hopewell Borough, is well versed in handling average hazard occurrences. However, the Borough's adaptive capacity is rated only "Moderate" across nearly every hazard category in the Mercer County Hazard Mitigation Plan, meaning systems exist but need improvement; Pennington is better prepared for severe winter weather, rated "Strong," than for flooding, hurricanes, or disease outbreak. As a small municipality with a limited tax base and small staff, several high-priority actions identified in the Borough's own CCRHVA remain unfunded, including a hydrology and hydraulic study of the watersheds feeding Borough tributaries, backup power for Well 7, and floodproofing and backup power for the Broemel Place EMS facility. The Borough would also like to pursue a resilience hub feasibility study for Borough Hall and the library and a structured hazardous-tree removal program for its remaining Pin Oaks, but lacks the engineering and planning budget to move these from recommendation to implementation. The Borough requires additional technical assistance, of exactly the kind a DEP-procured Consultant Team would provide, to move from an adopted assessment to funded, implemented action.

11. Are there any other climate resilience projects or related work that are planned or have been implemented in your jurisdiction that you would like to share? These projects can be ongoing or completed.

Completed: repetitive flood loss mitigation; a disaster debris management plan; a portable backup generator for municipal Well 9; a 600,000-gallon backup water storage tank adjacent to Borough Hall; and backup power installed at Borough Hall, a designated cooling center, and at the Main/Delaware and Route 31/West Delaware traffic signals. In progress: a community energy plan focused on efficiency and renewable energy; stormwater management upgrades; public education and outreach on hazard risk; and efforts to reduce inflow and infiltration in the Borough's wastewater system. Ongoing regionally: the Stony Brook Watershed Improvement Plan with Lambertville and other DRSMR partners, expected to conclude Fall 2026.

Regional Description

12. What makes your jurisdiction unique regarding its vulnerability and risk to climate hazards? Examples include major tourist destinations, shipping hubs, historic structures or features, threatened & endangered species habitats, agricultural areas, etc.

Pennington Borough is the most compact and densely built jurisdiction in the DRSMR, at just 0.97 square miles, with almost no remaining vacant land (0.85 acres, or 0.14% of Borough area). This means nearly all future development must occur through redevelopment of existing sites, several of which lie in areas already exposed to flooding or heat-island effects. The Borough's historic Crossroads Historic District adds a preservation dimension shared with other DRSMR communities, as storms and flooding threaten historic structures whose character the Borough is committed to maintaining. Pennington also hosts regionally significant infrastructure, including its water supply wells and the CSX rail line and bridges, while depending on a wastewater treatment plant located in a neighboring municipality, illustrating how closely the Borough's resilience is bound to decisions made by its DRSMR partners, particularly Hopewell Township. As the Region's most urbanized member, Pennington's participation broadens the DRSMR's ability to address both dense, built-out flood chokepoints and the more rural watershed and wildfire concerns shared by its neighbors, as a connected system.

In Pennington, risks to the elderly is a top issue. It is noted that approximately 25% of the population is 65 years of age or older. Mercer County is 15%, NJ is 16.2%.

Vulnerability becomes sharper with the impact of Hopewell Township development immediately abutting the Borough upstream of Lewis Brook with increased run-off rates; new planning and zoning development adjacent to tributaries to Lewis Brook (proposed warehouse in Hopewell Township, for example); Stormwater Management on open spaces east of the SBRSA and Lewis Brook; bridge replacements at critical flood sites in the Borough: Eglantine & Franklin, King George and E Delaware

Impact of CSX infrastructure maintenance (or deferred maintenance) and costs burdens to the Borough: Broemel bridge frequently floods.

13. Is your jurisdiction in a special planning region?

☐ Pinelands ☐ Highlands ☐ Meadowlands ☒ Other – Explain

The Borough of Pennington is not located in a special planning region. The Borough lies within the Stony Brook Watershed and is directly adjacent to the Sourland Mountain region, both of which shape its shared hazard exposure with DRSMR partners and its rationale for pursuing regional, rather than solely municipal, resilience planning.

Proposal for Professional Services

Housing Rehabilitation Services

Borough of Pennington New Jersey

Proposal Date: July 14, 2026

Valid Through: November 13, 2026



CGPH

Community Grants, Planning & Housing
Good People. Great Results. Since 1993.

1249 South River Road, Suite 301
Cranbury, NJ 08512
(609) 642-4903
john@cgph.net

Proposal for Professional Services

EXECUTIVE SUMMARY

CGP&H is a New Jersey Department of Community Affairs approved Affordable Housing Administrative Agent, and we are currently providing Administrative Agent and Housing Rehabilitation Services in more than 85 municipalities throughout the State of New Jersey.

CGP&H specializes in all aspects of affordable housing, planning, affordable housing compliance, and the procurement of grants and loans for our clients. Founded in 1993, our involvement in affordable housing projects grows every year. CGP&H serves as the Administrative Agent for more than 6,000 affordable homes and has also managed the rehabilitation of more than 3,500 owner and renter occupied units. Currently, two-thirds of all the professional services that our 42-person firm provides are related to affordable housing. Please visit our company website, CGPH.net for additional information about our company.

Some examples of the affordable housing-related work that our team has designed and implemented include:

- **Administering Owner-Occupied and Renter-Occupied Housing Rehabilitation Programs;**
- **Designing and Implementing Innovative and Successful Market to Affordable Programs;**
- **Providing state of the art Administrative Agent Services in compliance with Uniform Housing Affordability Controls (UHAC);**
- **Expertise with Foreclosure and Enforcement Issues;**
- **Creating and Implementing Creative Affordability Assistance Programs that work;**
- **Preparing Income Eligibility Determinations;**
- **Implementing Accessory Apartment Programs;**
- **Developing fully compliant and user-friendly Affirmative Marketing Plans; and;**
- **Planning Services to create or amend existing Housing Element & Fair Share Plans.**

CGP&H can quickly create customized policy and procedure manuals for Affordable Housing administration and Housing Rehabilitation programs that are proven, comprehensive and are often disseminated by the New Jersey Department of Community Affairs or Court Masters as model manuals.

Housing Rehabilitation Services

We have overseen the rehabilitation of more than 3,500 homes in municipalities through New Jersey and Pennsylvania, currently providing housing rehabilitation services to over 40 of our municipal clients and 2 county clients. CGP&H always ensures that every housing rehabilitation program is seamless and rooted in the principles of maximizing efficiencies while imparting a visible, long-term positive impact for communities. From program creation to full-case processing through completion of construction and issuance of warranties to homeowners, CGP&H offers a full-service housing rehabilitation solution second to none. Always compliant with regulatory requirements, our professionals ensure an optimal outcome every time.

Our housing rehabilitation program website, www.hip.cgph.net will provide useful information for both homeowners and contractors interested in participating in the municipality's Home Improvement program. It also makes it easy for homeowners to submit a one-page electronic preliminary application and for contractors to obtain a contractor application at their convenience. Please visit www.hip.cgph.net to see how our specialized website would serve the municipality's residents. Our municipal clients choose CGP&H, and fellow planners and attorneys consistently recommend us to their clients because our programs are carefully designed to comply with all state and federal regulations, produce the most units per dollar, and result in quality construction with satisfied homeowners and renters. Other areas where CGP&H continues to shine include:

- **Creation of new or updating existing Policies and Procedures Manuals to be thorough and in full compliance of applicable federal and/or state regulations**
- **Comprehensive and extensively documented case files which municipal clients; HUD consultants, and state and federal auditors consistently praise**
- **Detailed work write-up specifications and bid documents that are second to none**
- **Progress inspections during the construction phase that increase contractor compliance**
- **Innovative, customized multi-media marketing to homeowners and contractors alike**
- **Local contractor outreach, encouraging participation from the best local contractors**
- **Successfully manage difficult contractors that prove to be sub-standard**
- **Friendly, always accessible, and bilingual translation services**
- **Extensive phone support, and in person assistance whenever required**

The satisfaction rate among our applicants and quality of our case files have set the benchmark on which other rehabilitation programs are judged. In fact, on many occasions, our firm has been brought in after municipal programs were severely mismanaged by either other consultants or in-house staff, such as Bound Brook, Freehold Borough, Fairfield (Salem), New Brunswick and the City of Passaic. In every case, CGP&H turned those programs into successes, lauded by the very state and federal agencies that previously had problems with those municipal programs. Whether working in a problem situation, or in a municipality that is brand new to housing rehabilitation or even taking over administration of a currently successful program, our approach is consistent to achieve the desired results. These reasons, coupled with our highly experienced management and case team members, are the primary reasons for the successes for each of the housing rehabilitation programs we administer throughout New Jersey for our municipal clients, as well as the housing rehabilitation programs we administer in Pennsylvania.

CONTACT INFORMATION, LOCATION OF THE OFFICE

Community Grants, Planning & Housing (CGP&H, LLC)
1249 South River Road, Suite 301
Cranbury, New Jersey 08512
Phone: 609-664-2769
Fax: 609-664-2786
www.cgph.net

Person responsible for preparation of this proposal:
John Burton, MPA
CEO of CGP&H, LLC
609-642-4903
john@cgph.net

CGP&H HOUSING REHABILITATION PROGRAMS LIST

Below is our current active client list. State COAH compliant (including RCA) rehab programs are marked with a single asterisk (*). Federally funded HUD compliant (including HOME, CDBG, Lead Regulations) rehab programs marketed with a double asterisk (**). Contact information and additional details on housing rehabilitation clients can be found in the References section of this proposal.

LOCATION OF UNITS	CLIENT SINCE
Asbury Park, City of *	2024
Bergenfield Borough *	2023
Bernardsville Borough *	2017
Bloomington Borough *	2017
Bound Brook Borough *	2008
Clark Township *	2017
Cranbury Township *	2017
Cranford Township *	2017
Cresskill Borough *	2018
Denville Township *	2022
Eatontown Borough *	2019
East Hanover Township *	2021
East Windsor Township *, **	2012
Emerson Borough *	2023
Fairfield Township *	2019
Florham Park Borough *	2022
Franklin Township *	2020
Glen Rock Borough *	2022
Holmdel Township *	2005
Howell Township *	2004
Kearny, Town of *	2020
Lincoln Park Borough *	2017
Little Falls Township *	2017
Lopatcong Township *	2023
Lower Merion, PA	2026
Mahwah Township *	2019
Manchester Township *	2015
Maplewood Township *	1995
Marlboro Township *	2014
Middlesex County *	2024
Milltown Borough *	2013
Montgomery County, PA **	2019

Montvale Borough *	2018
Montville Township *	2019
Morristown, Town of *	2022
Mount Holly Township **	2016
New Brunswick City *, **	2008-12, 2014-18, 2018-current
New Milford Borough *	2019
Norristown, PA **	2014
Oakland Borough *	2021
Oceanport Borough *	2021
Old Bridge Township *	2014
Palmyra Borough *, **	2002
Park Ridge Borough *	2021
Perth Amboy City *	2022
Pittsgrove Township **	2001
Plainsboro Township	2025
Raritan Borough *	2018
Ridgefield Borough *	2022
Riverside Township **	2012
Roselle Park Borough *	2012
Roosevelt Borough	2026
Rumson Borough *	2021
Scotch Plains Township *	2018
Stafford Township *	2003
Totowa Borough *	2018
Waldwick Borough *	2022
West Caldwell Township *	2020
Woodbridge Township *	2016

THE CGP&H APPROACH - HOUSING REHABILITATION SERVICES

This section details our industry-leading approach to administering successful housing rehabilitation programs for our clients.

Program Design and Marketing:

In coordination with our municipal client's staff, elected officials, its attorney and planner, CGP&H creates and/or updates a comprehensive Program Policies and Procedures manual and forms to ensure effective implementation of the program that meets all State and Superior Court requirements.

For each client municipality, CGP&H implements a Marketing Plan to recruit interested homeowners to the Program. In consultation with the municipality, CGP&H employs a variety of proven free and low-cost strategies to advertise the program within the municipality which usually includes, but is not limited to, advertising on the municipal website, appending announcements and/or flyers to appropriate municipal mailings, creating 11" by 17" laminated posters and complementary flyers and more detailed brochures for display and distribution at key high visibility locations. We also utilize free local cable TV advertising, if available, to establish the program's applicant pool/waiting list and expand contractor interest as well. We also use email blasts, twitter, and Facebook in cases where the municipality already provides such services to its residents. If future program marketing is needed, CGP&H also periodically prepares press releases for a series of free advertising opportunities. We offer to make group presentations to community organizations or to the public at large at a client's municipal building, and even to local contractors to explain the program and its benefits to them. Paid newspaper advertisements are utilized as a last resort, when deemed necessary and appropriate and is almost never necessary. The methods we use, and the order of their deployment, are always analyzed to implement the most effective combination of strategies at the right time. Extensive marketing efforts are essential for all successful housing rehabilitation programs to meet their productivity objectives. Our tried-and-true approach to marketing is one of the many phases of a strong rehabilitation program that differentiates us from any other provider. Outreach marketing samples are available upon request.



Each of our municipal Housing Rehabilitation Programs are also featured on our website, www.hip.cgph.net. This easy-to-navigate website allows interested homeowners and contractors to review program requirements, to learn more about the program, and even to apply. It makes it easy for applicants to quickly submit a one-page electronic preliminary application and for contractors to obtain a contractor application at their convenience. Additionally, the website provides an overview of the housing rehabilitation process via a **Frequently Asked Questions** page, as well as **before and after photos** of housing rehabilitation projects and homeowner testimonials to help potential applicants visualize the program benefits. A **Resources** page provides other possible funding sources and related services, as well as house maintenance, fire safety and lead hazards information. The **Resources** page also provides links to the state Division of Consumers Affairs codes and standards, as well as home improvement contractors. Please visit www.hip.cgph.net to see how our specialized website would serve local residents.



Reporting and Required Meetings (On-Going):

CGP&H provides the housing rehabilitation data required for annual State or Court reporting, as well as providing periodic reporting to suit our municipal clients' needs. Samples of program reports can be provided upon request.

Case Management:

CGP&H administers the applicant case processing and rehabilitation of eligible homes within our client municipalities. All of the following items are included within the scope of services that we provide to our housing rehabilitation program clients.

For accuracy and efficiency purposes, most of our documents are in either Microsoft Excel or Access, and our standard bid, closing, and all other program forms are designed to cost-effectively merge with the applicant's information, so that more of our professional time can be spent on higher level matters with applicants, homeowners, and contractors, another difference between our company and others.

Application Processing:

CGP&H processed homeowner or renter applications to ensure that homes are occupied by income-eligible households at the time of application. This is accomplished by verifying applicants' income and assets and finalizing the eligibility determination of each applicant.

This process starts with an applicant either submitting an easy online preliminary application to CGP&H or CGP&H pre-qualifying interested households by phone, whichever is the applicant's preference, and then placing them in the program's waiting list/applicant pool. The preliminary application process serves a dual benefit of not wasting the applicants' or the program's time if the household does not meet several basic eligibility criteria. Once a household is prequalified, formal application invitations are mailed or emailed per the applicant's preference, while program openings are currently available. Upon receipt of a completed application, we assign a case number to protect the applicant's confidentiality, set up a case file, and assign a case manager to guide the applicant through the process. All case files are kept securely in locked file cabinets.

Since applications are rarely complete at the initial application submission, we work with each household as applications are received to help them through the eligibility certification process. We have three bilingual staff members to assist those in need of either Spanish translation or Hindi language services. For communities that have a significant Spanish-speaking population, our promotional materials can also be made available in Spanish as part of our basic services.

To ensure the utmost accuracy of an applicant's income qualification, our case managers are trained in DCA (COAH) and HUD income determination methods. Our proven HUD- and DCA/Court-compliant systems for verifying income includes an additional step we call "peer review" where a second case manager reviews the income calculation methodology and all the supporting documents before the case is sent over to our program manager for formal review and approval of the case findings. Once a qualified applicant is approved in writing for program participation via a certificate of eligibility, the case manager then coordinates the comprehensive property inspection with the homeowner and our licensed CGP&H program inspector.

Initial Inspections & Bid Specifications:

Once an applicant is approved for program participation, the Program coordinates for the approved homeowner to complete a pre-inspection questionnaire. The questionnaire prepares the homeowner as well as assists the inspector identify any reasons, such as hoarding or active private repairs, which would postpone or prevent a successful inspection. Upon receipt and review of the completed questionnaire with no indicators to prevent the inspection, the Program Inspector schedules the house inspection. The CGP&H inspector then conducts a comprehensive property inspection to identify building, electrical, and plumbing code violations, and health and safety conditions requiring repair or replacement. To expedite our

inspection services during our highly productive periods, CGP&H may subcontract with a qualified licensed home inspector to assist with inspection services under the guidance of our Chief Inspector.

Our inspector becomes familiar with our client municipality's local ordinances to ensure that each dwelling unit will have specifications prepared to bring each unit up to state code and/or local ordinance, whichever is stricter. Upon arrival at the residence, the assigned CGP&H inspector reinforces previous communications with the homeowner that the intent of the program is to bring homes into compliance with local and state building code standards. At this meeting with the homeowner(s), our inspector also discusses eligible and ineligible improvements indicated in the initial inspection.

The CGP&H program inspector prepares the detailed work write-up specifications and cost estimates for each property that specify each work task line item by line item. CGP&H case managers then incorporate that into a bid package for each project which includes other critical program specific documentation designed to protect the municipality and to fully explain the program's requirements and expectations to all prospective contractors. Bid packages circulated to bidding contractors do not include any cost estimates. Upon request, we would be happy and proud to provide sample cost estimates and a complete bid package, including a work write-up of an actual case file that would be within the price range of the Program's anticipated per-property rehabilitation cost.

CGP&H inspectors take an extensive number of property photos throughout the entire case process including before and after photos, and progress inspection photos. The photos not only serve to document case progress but are a wonderful tool to assist in preventing and/or resolving any contractual disputes. At the completion of every case, these photos are compiled onto a CD and placed in the permanent case file for the municipality's future reference as well.

Though many municipal housing rehabilitation programs do not have a specific lead paint component, our lead licensed inspectors are well qualified to ensure the contractors comply with the Environmental Protection Agency Renovation, Repair and Painting Rules (40 CFR Part 745) for houses built prior to 1978 with lead paint hazard reduction work. Our inspectors clearly identify the applicable work item(s) marked with the EPA-RRP Rule in the work specifications, as well as spell out the EPA requirements in the General Conditions of the work specifications.

Bidding:

Prior to bid solicitation, the homeowner is required to review the work write-up that was created for their home(s) by the CGP&H Inspector who performed that work. The purpose of this review process is to provide homeowners with a thorough understanding of the proposed/recommended scope of work, to address any questions they may have and to obtain their written approval of the work write-up to avoid future participant-initiated change order requests. Additionally, during this phase the homeowner also reviews the list of contractors and can add or delete any contractor from this list prior to sending out bid notices to contractors. This step serves two important purposes. First, reviewing potential contractors with the homeowner and inviting them to add or delete them to the contractor list makes the homeowner an integral part of the contractor selection process. Secondly, it often helps us build up our list of local contractors that can be added to the program's ongoing contractor list (once they become pre-qualified).

CGP&H's staff notifies contractors of the municipality's program requirements, including procedures that impact bidding, contract award, preconstruction, work write-ups and contractor payments. CGP&H inspectors are also available via telephone over an extended day (earlier and later than normal business hours, to be convenient to both homeowners and contractors), to answer the many questions that arise. Currently, many participating contractors already receive their bid documents via email, which is both convenient and effective for the contractor.

CGP&H staff always conducts a thorough contractor vetting process, reviewing and confirming each contractor's qualifications prior to awarding a job to ensure the contractor meets all program requirements including but not limited to proper licenses, certifications, insurance and reference checks. The contractor list is updated regularly to ensure these documents are kept current. We also have probation and termination procedures for those occasions when warranted. This vetting process is just another reason why our company can boast such a small number of contractor disputes occurring during the construction period.

Construction Phase:

CGP&H coordinates the selection of the contractor with the homeowner. CGP&H then prepares all necessary agreements and loan documents related to the Housing Rehabilitation Program which are executed at a Pre-Construction Conference to be attended by the CGP&H inspector (to preside over the closing and perform notary functions), the contractor, and the homeowner. CGP&H case managers are responsible for creating all lien documents and facilitating the recording of mortgages and modifications to mortgages.

The Municipal Construction Office receives a copy of the work write-up from the case manager following the Pre-Construction Conference. Construction officials can then reference the work write-up when the contractor applies for building permits. This gives the municipality's construction inspection department full insight and a cross reference to help determine which permits are required.

CGP&H inspectors usually perform at least one interim payment inspection and one final payment inspection during the construction phase to monitor compliance with program requirements, and to control and carefully document contract change orders, progress inspections and payments, scheduling and completion of the final inspection and case record completion.

CGP&H generates progress inspection reports for contractor payments. Typically, CGP&H prepares progress (50%), completion (40%), and retention (10%) payment documents supported by applicable inspections and warranties as required. Tracking contractor payments is a critical element of a successful housing rehabilitation program. The customized Progress Inspection Report that CGP&H has created for these programs clearly indicates the line items that are included in a particular contractor payment. In the case of partial payment, the percentage of completion is also included. We have noticed that the Progress Inspection Report form we have been using since 2001 has successfully eliminated any confusion of the value of the work that is eligible for payment following a partial payment inspection.

CGP&H is very proud to report that we help to keep homeowner and contractor disputes to a minimum. We accomplish the prevention of typical homeowner/contractor disputes by the quality and clarity of our

work specifications, combined with our processes that include a detailed Pre-Construction meeting with the homeowner and contractor both present, with our inspector reviewing all work items line by line, clarifying any homeowner or contractor questions, and reviewing program rules and responsibilities of both parties to one another. In addition, prevention of disputes is facilitated by tight construction controls and the inspector's monitoring throughout the entire rehabilitation process, addressing potential problems before they escalate. However, there will still be occasional disputes with the contractor that is selected by the homeowner and then approved by us. Sometimes it is the homeowner that is not satisfied with certain aspects of the contractor's job performance, cleanliness, timeliness, manners, work product, etc., and sometimes it is CGP&H's inspectors who are not satisfied with the actual quality of the contractor's work. If the contractor ever initiates a dispute, it is generally due to either refusal by the homeowner or inspector to make payment, or very occasionally due to lack of access or poor treatment of workers by a program participant. In any circumstance, our highly trained, patient, and skilled inspectors and management team will intervene when required to quickly resolve the matter in a way that is fair to all parties, respectful, and fact based. In addition, there has never been a finding against either CGP&H or against one of our municipal clients throughout all these years and cases. CGP&H always maintains our high standards, even during delicate and difficult occasions when disputes arise.

Case Close-Out:

The case close-out phase begins with the contractor providing a signed Release of Liens to the homeowner as well as all applicable material and equipment warranties. That is followed by the filing of the approved municipal permits, receipt of all certificates of approval(s) and the approval of the final payment, all to be placed in the case file. The case manager then sends the homeowner a case closeout letter explaining the warranty period, importance of program documents for personal record keeping, explaining the homeowner's responsibility to continue to maintain the home, providing the homeowner with a home maintenance checklist as guidance, thanking the homeowner for program participation, encouraging him/her to recommend the program to other households in the community, and when applicable reminding the homeowner of the affordable housing rental requirements listed in the program lien documents and deed restriction.

CGP&H establishes and maintains complete files on each assisted home to verify eligibility and to document the bidding, legal documents and completion of rehabilitation activities. Completed case files are transferred to the municipality and organized in a user-friendly manner for the municipality's permanent records and future reference if ever needed. We are also very proud that CGP&H has consistently received accolades from our municipal clients, state and federal representatives alike for our detailed, complete and well-organized case files. Upon request, we are happy to provide sample case files for review.

KNOWLEDGE OF AFFORDABLE HOUSING REGULATIONS

There is no Administrative Agent in the state of New Jersey with more knowledge of New Jersey Affordable Housing regulations than CGP&H. Our president, Randall Gottesman, has been practicing both before and during COAH's coming into existence in the mid-1980s, and ever since, has dedicated much of his career towards being expert in all the requirements, its implications to municipalities, and how to most cost-effectively help our clients comply with all of the rules and regulations. Mr. Gottesman is a founding member of a professional association called the Affordable Housing Professionals of New Jersey (AHPNJ) and served on its board since its inception in 2006, having served three of those years as its President. CGP&H senior staff have always taken an active role in AHPNJ, including participating in important formative committees such as the policy committee and education committee. Randall Gottesman built and developed an exceptional team of affordable housing experts at CGP&H over 30 years, establishing CGP&H as an industry leader in affordable housing implementation.

In fact, in 2006, CGP&H was so highly recognized for its expertise in this area that it was awarded a competitive contract to make a companion guide to the Uniform Housing Affordability Controls (UHAC), which CGP&H prepared for the state, and was ultimately entitled, Understanding UHAC. For close to 20 years, Understanding UHAC was considered a valuable reference tool for those in the industry. In 2025 the UHAC regulations are undergoing significant revisions, and CGP&H has remained highly engaged with various stakeholders throughout the state in navigating these new rules. Senior staff, such as Vice President Megan York, continue to lead panels in webinars and conferences relating to the new UHAC regulations, providing expert guidance particularly in the area of administrative agent services. As these new regulations are taking shape, CGP&H is working tirelessly to maintain our exceptionally high standards of affordable housing expertise.

CGP&H is committed to maintaining a well-trained staff, providing our team members with educational opportunities including AHPNJ's certification program and other educational workshops. CGP&H senior staff members have been on the AHPNJ Education Committee for many years, and have helped conceptualize, review and edit much of the curriculum created for AHPNJ's certification program over the years.

Our staff has completed affordable housing training programs offered by the state of New Jersey, including Module I, Module II Records Management, Module III Ethics, Module IV Qualifying Households, CTM Project/Unit Monitoring and CTM Trust Fund Monitoring.

Our staff has also completed all of the training programs offered to date by the Affordable Housing Professionals of New Jersey (AHPNJ), including Introduction to Affordable Housing for NJ Municipalities, Fair Housing, Qualifying for Affordable Housing, Ethics for Affordable Housing, Community Placement of Affordable Housing Units, and Records Management.

Among many others in the company, Vice President Corinne Markulin who will oversee the day-to-day operations of the housing rehabilitation program has completed the Affordable Housing Professionals of New Jersey Certification program.



John Burton, MPA
Chief Executive Officer

10 years of experience in:

- Business Management
- NJ Affordable Housing
- Technical Innovation

Education:

- Master of Public Administration, Penn State
- B.A. English, U.C. Berkeley

Certifications & Training:

- Public Budgeting and Financial Management
- Public Sector Human Resources Management
- NJ Notary Public

Associations:

- Affordable Housing Professionals of NJ (AHPNJ)
Board Member and Treasurer.

John Burton, Chief Executive Officer is responsible for leading the business operations of CGP&H. A mission-driven professional with over 8 years of experience at CGP&H and more years of experience in the non-profit sector, Mr. Burton's contributions to the landscape of affordable housing in New Jersey include calculating the annual income limits and updating the affordable pricing calculators on behalf of the Affordable Housing Professionals of New Jersey which are used by scores of municipalities and affordable housing providers throughout the state. Leading a dynamic team of professionals, he is focused on creating efficient business-focused teams that prioritize client service, innovation, and mission-driven results.

Mr. Burton's focus on continual process improvement and technical innovation keeps CGP&H at the cutting edge of effective program administration. Through efficiency, reliability, quality, and integrity, CGP&H continues to be a trusted industry leader in affordable housing administration, home improvement program administration, and grants administration.

Mr. Burton holds a bachelor's degree in English from the University of California at Berkeley and a Master of Public Administration degree from The Pennsylvania State University with graduate certificates in Public Budgeting & Financial Management and in Public Sector Human Resources Management.

Before joining CGP&H, Mr. Burton facilitated scholarship disbursements through the NJ Foster Care Scholars Program with Embrella (formerly Foster and Adoptive Family Services). Prior non-profit experience includes work with a number of educational and arts organizations. Interestingly, Mr. Burton began his career as a professional opera singer, performing around the country at a variety of venues including San Francisco Opera and the Metropolitan Opera in New York.



Corinne Markulin,
Vice President of CGP&H

27 years of experience in:

- *Housing Rehabilitation Program administration and management*
- *CDBG, HOME, COAH Regional Contribution Agreement fund programs, Municipal Affordable Housing Trust Fund COAH rehab credit programs*
- *Federal Home Loan Bank's Affordable Housing Program*

Education:

- *Mercer County Community College Associates Degree in General Business*

Certifications & Training:

- *Affordable Housing Professionals of NJ (AHPNJ) Certification*
- *HUD Workshops & Online Webinars*
- *Lead Compliance workshops*
- *Certified EPA Lead Renovator*
- *Certified Dust Wipe Sampling*

Corinne Markulin, Vice President of CGP&H

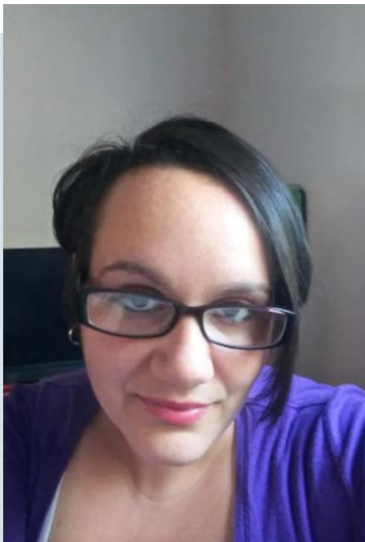
for all CGP&H housing rehabilitation programs. Besides her college education, she has over thirty-seven years of administrative and management experience including twenty-seven years specifically dedicated in housing program administration and management. Ms. Markulin has completed training in a variety of housing rehabilitation, affordable housing and lead compliance activities

Ms. Markulin has been with CGP&H since 1997 and has provided supervision, technical assistance and hands-on administrative services for over 70 housing programs including complex programs which have multiple funding sources, including CDBG, HOME Investment Partnership Program, Federal Home Loan Bank's Affordable Housing Program, COAH Regional Contribution Agreement funds and locally funded government programs. Many of the programs are repeat clients that we have served in multi-year and even decade long program renewals. Ms. Markulin's attention to detail, commitment to all affordable housing issues, and professional experience has led her to become an expert in administering housing programs.

From Ms. Markulin's extensive background in housing administration, she has written programs' policies and procedure manuals, created and presented affordable housing and home improvement presentations to homeowners; created and conducted contractor orientations; has vast experience in the marketing of housing programs. In the past, Ms. Markulin has developed and implemented accessory housing programs, write down buy down programs as well as also developed procedures for implementing cost-certifications of sale, rental, resale and rerental projects, affirmative marketing plans and supervised the implementation of those projects. She is certified by the Affordable Housing Professionals of New Jersey.



Matthew P. Hynes, Senior Inspector, joined CGP&H with over 20 years in the construction field. He is a New Jersey licensed Building Inspector (HHS), Mechanical Inspector (1 & 2 Family). In his role as an Inspector, Mr. Hynes is responsible for comprehensive initial site inspections for housing rehabilitation programs to determine existing interior and exterior code violations and other housing rehabilitation needs; preparing work specifications and cost estimates, developing project specific scopes of work that maximize the use of public funds while always successfully conforming to all program rules and funding limits, reviewing bids, presiding over construction and loan agreement closings, and ongoing construction monitoring.



Brittany Sanchez, Senior Housing Rehabilitation Specialist, came to CGP&H with over ten years of combined administrative and management experience, with an emphasis in property management, affordable housing, and income certification. Brittany manages applicant pools, contractor records, and case files from application to intake, through pre-construction to case completion. Additionally, she is a Housing Credit Certified Professional (HCCP) through New Jersey Housing Mortgage and Finance Agency.



Dean Fontenelli, Housing Rehabilitation Inspector, joined CGP&H with over 10 years of experience in the construction field and 3 years of experience in space planning and design for a mid-sized biotech company. He is a NJ licensed residential building inspector and has a Liberal Arts Bachelor's degree from Mercer County Community College. Mr. Fontenelli's role as a Program Inspector gives him the opportunity to help others by identifying health and safety concerns in their homes, preparing project scopes of work to bring such concerns up to code and compliance, preparing/reviewing cost estimates to keep scope of work within applicable program rules and funding limits, working with the contracts from Bid, monitoring work progress, and making sure all work is done to code in a professional manner to maximize the use of public funds in the betterment of our clients homes and lives.



Beth McCann, Housing Rehabilitation Specialist, joined CGP&H with many years of combined accounting, finance and administration experience in various industries which included disaster recovery and most recently the solar industry. Beth worked for FEMA in Public Assistance after Hurricane Sandy. She also spent 2.5 years working as a case manager and QA/QC Coordinator on various Hurricane Sandy recovery programs throughout New Jersey and New York. She holds a Bachelor of Science degree in Business Administration from Southern Connecticut State University. She also obtained her Master's in Business Administration from Georgian Court University as well as a professional certificate in Budgeting, Finance and Accounting from Rutgers University.



Mariana Gomez, Housing Rehabilitation Specialist, joined CGP&H in early 2025 with a strong background in property management and residential rehabilitation. She brings hands-on experience coordinating repairs, managing contractors, and ensuring homes meet safety and code standards.

REFERENCES

Tara Buss, Personnel & Strategic Operations Director Holmdel Township

Township of Holmdel

4 Crawfords Corner Road

Holmdel, NJ 08724

Telephone: (732) 946-2820 ext.1208

Services: Administrative Agent for 150 ownership homes and administering the Township's Home Improvement (housing rehabilitation) Program.

Duration: Since 2005

Jonathan Capp, Business Administrator

Township of Marlboro

1979 Township Drive

Marlboro, NJ 07102-5408

Telephone: (732) 536-0200 x1207

Services: Administrative agent for 209 ownership units and administer the Township's Home Improvement (housing rehabilitation) Program

Duration: Since 2014

Patrick Wherry, Township Administrator

Township of Maplewood

574 Valley Street

Maplewood, NJ 07040

Telephone: (973) 762-8120 x2000

Email: pwherry@twp.maplewood.nj.us

Services: Administers the Housing Rehabilitation Program and provides Administrative Agent and affordable housing planning services for numerous private rental projects.

Duration: Since 1995

Martin Lynch, Assessor

Township of Manchester

One Colonial Drive

Manchester, NJ 08759

Telephone: (732) 657-8121 x3801

Services: Housing Rehabilitation Services, administrative agent and affordable housing services.

Duration: Since 2015

COMPENSATION PROPOSAL

CGP&H will provide municipality with professional services for the purposes described herein.

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.

**BOROUGH OF PENNINGTON
RESOLUTION 2026-7.9**

**RESOLUTION REQUESTING ADDITIONAL EXTENSION OF AWARD DATE
FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR
IMPROVEMENTS TO ABEY DRIVE, MALLARD PLACE AND QUEENS LANE
UNDER THE NJDOT-FY 2024 MUUNICIPAL AID PROGRAM**

WHEREAS, the New Jersey Department of Transportation (NJDOT) has awarded funding for the 2024 fiscal year to the Borough of Pennington in the amount of \$478,710.00 for a project consisting of improvements to Abey Drive, Mallard Place and Queens Lane in the Borough;

WHEREAS, the NJDOT advised that the construction contract for this project must be awarded within 24 months from the date of the execution of the grant agreement. Equating to an initial deadline of October 31, 2025, and that failure to award a construction contract by that date would jeopardize the use of State funds on this project;

WHEREAS, in October 2025 the Borough approved Resolution 2026-10.10 requesting a six-month extension of this deadline to April 30, 2026 in order to finalize work required to secure necessary permits and to complete the design and advertising for bids to award a contract;

WHEREAS, on February 5, 2026, the Borough received seven (7) bids in response to the advertisement for bids but all of the bids received were well above the grant award;

WHEREAS, the Borough then decided it necessary to reject all bids, submit a scope modification request reducing the project limits so that the cost would be within the grant, and then rebid the project;

WHEREAS, by Resolution 2026-3.13 the Borough therefore requested from NJDOT an additional three-month extension for modifying the project and obtaining NJDOT approval and awarding the contract, and an extension was granted to July 30, 2026;

WHEREFORE, delay caused by selection and appointment of the Borough Engineer will prevent the Borough from meeting this deadline and it therefore must request an additional extension from NJDOT;

WHEREFORE, the Borough remains committed to constructing the project in 2026 and going out to bid as soon as the project is approved by the NJDOT;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington that for the foregoing reasons, Borough Council requests from the New Jersey Department of Transportation an additional three-month extension to October 30, 2026 for award of a construction contract for the above-described improvements to Abey Drive, Mallard Place and Queens Lane in the Borough.

Record of Council Vote on Passage

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

I, Gian-Paolo Caminiti , Clerk of Pennington Borough, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council of Pennington Borough at its meeting held July 27, 2026.

Gian-Paolo Caminiti , Municipal Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-10**

**RESOLUTION AUTHORIZING EXTENSION OF GRACE PERIOD
FOR PAYMENT OF THIRD QUARTER, 2026 PROPERTY TAXES**

WHEREAS, tax bills for Pennington Borough have been delayed due to the delay of certified rates from the County, and,

WHEREAS, Title 54 provides for an interest penalty for the failure to pay third quarter taxes by August 1; and,

WHEREAS, it would be unfair to assess penalties against taxpayers whose failure to pay taxes is due solely to a delay for which they are not responsible.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Pennington Borough that the rate of interest to be charged for the late payment of third quarter 2026 taxes from the period August 1 through August 17, 2026 only shall be 0.0%; except that said rate shall not apply to those persons and entities who are delinquent on payment of the first or second quarter 2026 and prior years' property taxes; and,

BE IT FURTHER RESOLVED that after August 17, 2026, the rate of interest to be charged for the payment of third quarter taxes will be the current authorized rate (8% of the first \$1,500.00 of delinquency and 18% on the excess over \$1,500.00) from the due date of August 1, 2026 until the date the actual payment is received in the Tax office; and,

BE IT FURTHER RESOLVED that the taxpayers of Pennington Borough be notified of this extension by placement of a notice on their tax bills; and,

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the following: Tammie Tisdale, Tax Collector; Robert Provost, Auditor; and Walter Bliss, Pennington Borough Attorney.

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				

I, Gian-Paolo Caminiti , Clerk of Pennington Borough, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council of Pennington Borough at its meeting held July 27, 2026.

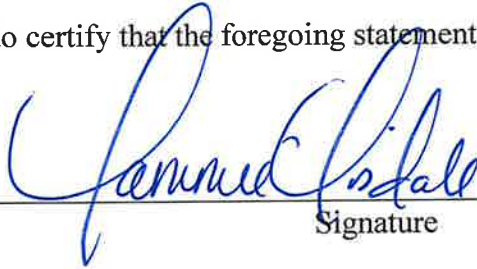
Gian-Paolo Caminiti , Municipal Clerk

AFFIDAVIT OF TAX BILL MAILING

I, the undersigned, certify as follows:

1. I am the Tax Collector of Pennington Borough in the County of Mercer.
2. The mailing or other delivery of all original tax bills for the 3rd and 4th quarters of 2026 and the 1st and 2nd quarters of 2027 was completed on July 24, 2026.
3. Pursuant to N.J.S.A. 54:4-66 et seq., the payment for the 3rd quarter installment is due August 1, 2026 with a grace period to August 17, 2026, after which time all receipts shall be deemed delinquent, with interest accruing from August 1, 2026.
4. This affidavit is being filed with the Municipal Clerk pursuant to Chapter 72, Laws of 1994.

I do certify that the foregoing statements made by me are true.



Signature

Tammie Tisdale

Printed Name

T- 8204

Cert. #

Dated: 7/24/26

Pennington First Aid Squad Building (PFAS) Briefing: Environmental, Compliance and Spatial Factors

- About PFAS Building
- Summary of *2024 PFAS Building Committee Report & Recommendations*
- CSX Railroad
- Environmental Regulations
- Flood Hazard Zone, Riparian Zone and Wetlands
- Flooding
- Phasing with Borough Flood Mitigation
- PFAS Building Development
- PFAS Building Existing Conditions / Extent of Alteration
- PFAS Building Location in Relation to Borough Access Points
- Police Facilities
- Cost Considerations & Case Studies

Pennington First Aid Squad Building •



1961: Construction of front portion, what is now the garage

Item 3.

- 1990s/2000s: Addition of rear portion
- 2023: Pennington First Aid Squad dissolved operations, noting "*The vacant lot was indentured from the Borough in 1966 for \$1 and returned to the Borough with >\$600,000 in improvements.*"
- 2025-26: Pennington Fire Department holds a Temporary Use and Occupancy Agreement with the Borough for bunk space for Volunteer Firefighters, most of whom do not live in, or near to, the Borough.
- Fire Station cannot currently accommodate bunk spaces.

Summary of 2024 PFAS Building Committee report and recommendations:

Emergency Service Center

Serving Pennington Borough and the Surrounding Hopewell Valley Community

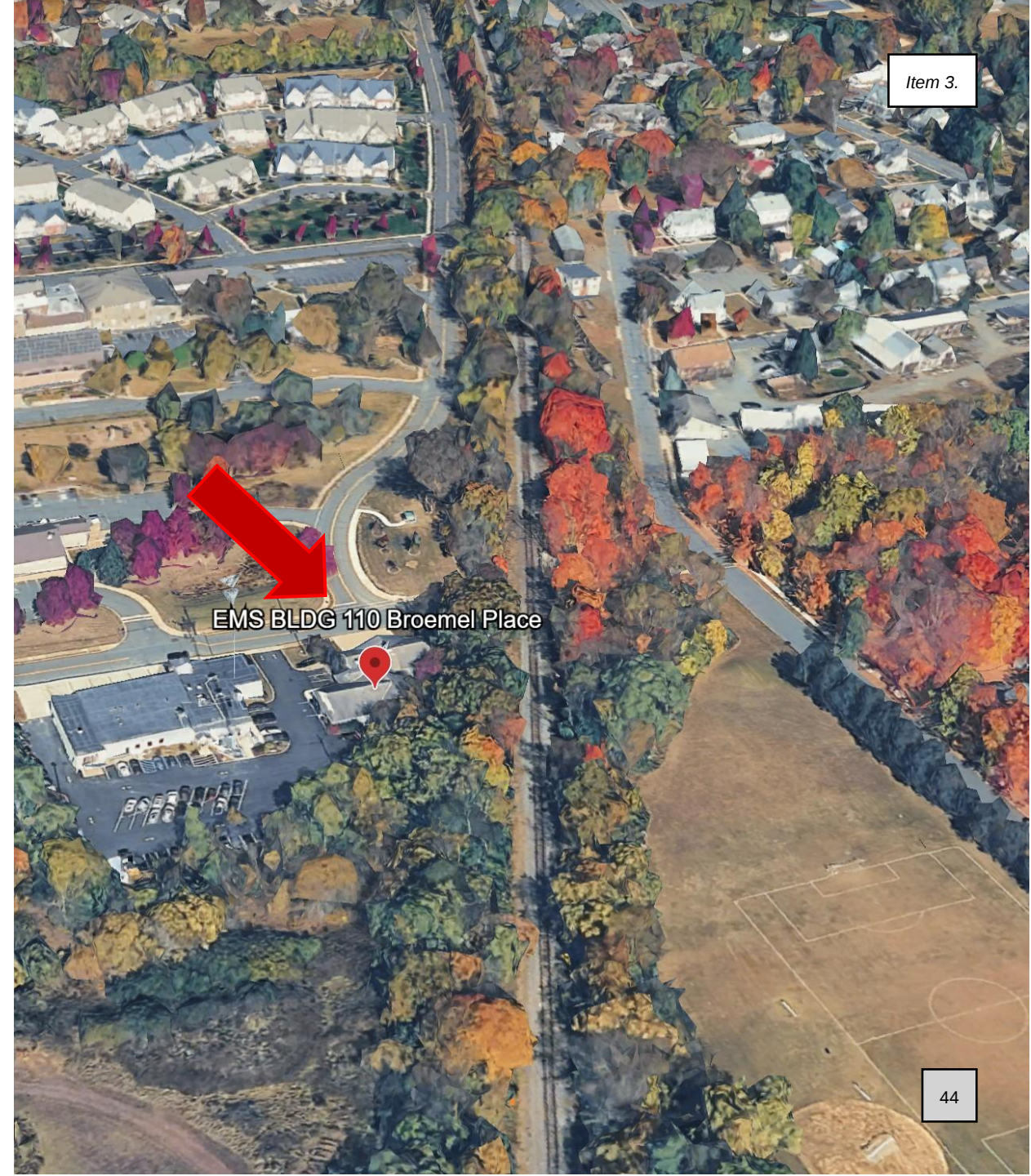
- The Pennington Borough PFAS committee is recommending that the former PFAS building continue to be dedicated to Emergency Services for the following entities:
 - Capital Health Ambulance Service
 - Pennington Fire Company
 - Pennington Public Safety
 - Pennington Public Works

- Re-use interests share ties to existing (3) bay garage, office and bunk spaces, proximity to existing emergency services, and vacancy
- PFAS Building Committee Recommendation:
 - Capital Health Ambulance Service: (1) bay, (1) office, restroom access
 - Pennington Fire Company: bunk space, restroom access
 - Pennington Public Safety: (1) bay, existing and reconfigured office/main area
 - Pennington Public Works: bunk space
 - Shared spaces: workout and lounge room
- Strategy: Investment for present and future emergency needs
 - Building can accommodate necessary Police Department spaces
 - Creates available space in Borough Hall for Borough Administration and Library
 - If our needs change, building improvements could increase resale or lease value
 - Emergency Service Building might attract corporate and/or other providers

CSX Class-1 Railroad



- PFAS Building is compliant with railroad setbacks
 - 75' from the CSX Railroad (50' setback+15' side yard)
- CSX prioritizes projects by ROI
- Site Work & Utilities:
 - CSX requires reviews for site modifications that impact their property. Permits are required for work involving access to their property, such as:
- Rights of Entry Permits for temporary access to ROW
 - Applies to activities such as surveying, inspections, soil borings, etc
- Longitudinal Occupancy Permits
 - Construction or new utilities that run parallel to the tracks or ROW (electrical, fiber, water, sewer etc.)



Environmental Regulatory Constraints

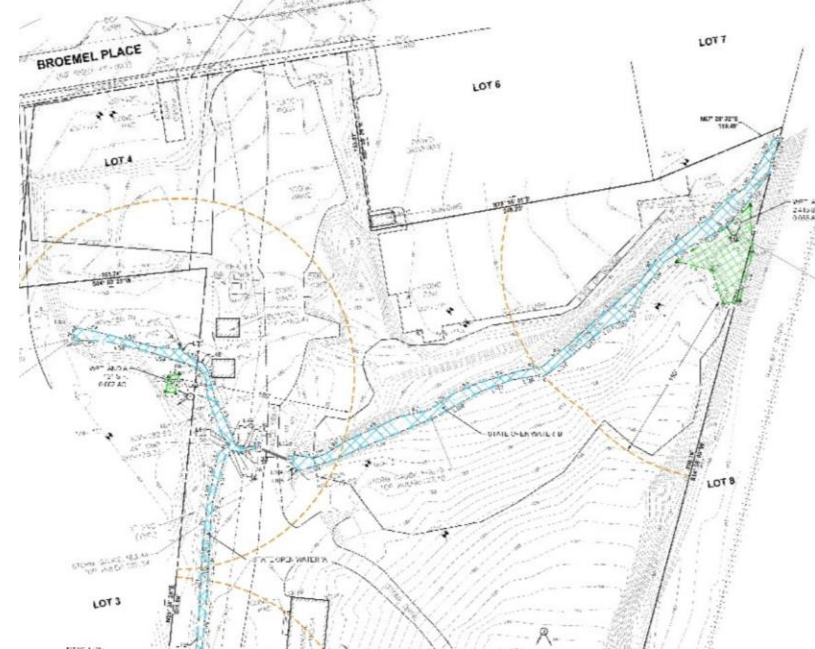
Item 3.



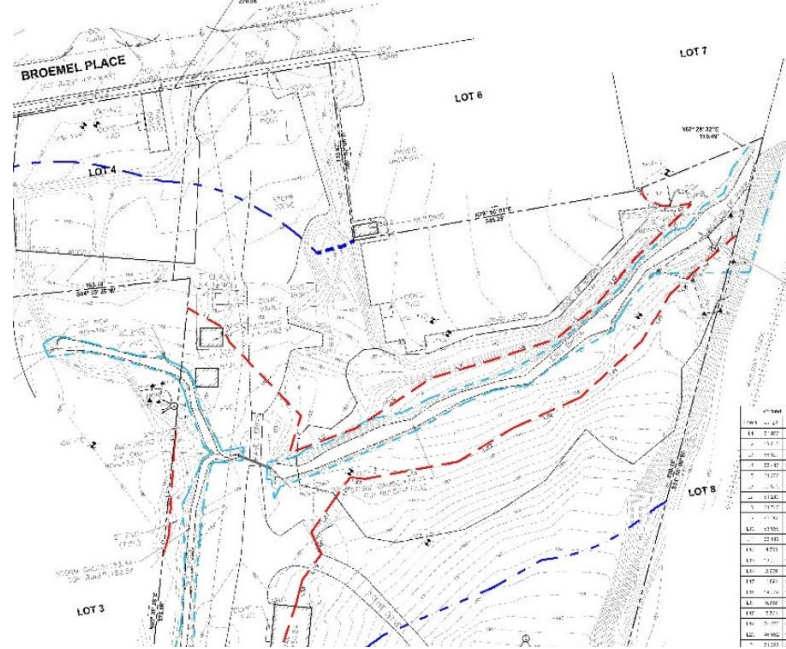
- NJDEP: Critical Infrastructure: REAL Rules (2027) Elevated first floor, flood-proofing, uninterrupted dry access
- Delaware and Raritan Canal Commission (DRCC) Zone B: Review required at certain site modification thresholds
- Our own ordinances

Flood Hazard Area Riparian Zones Wetlands

Pennington Landfill Site (Prelim Investigation Report for the Pennington Landfill 9/15/23,p.7-8)

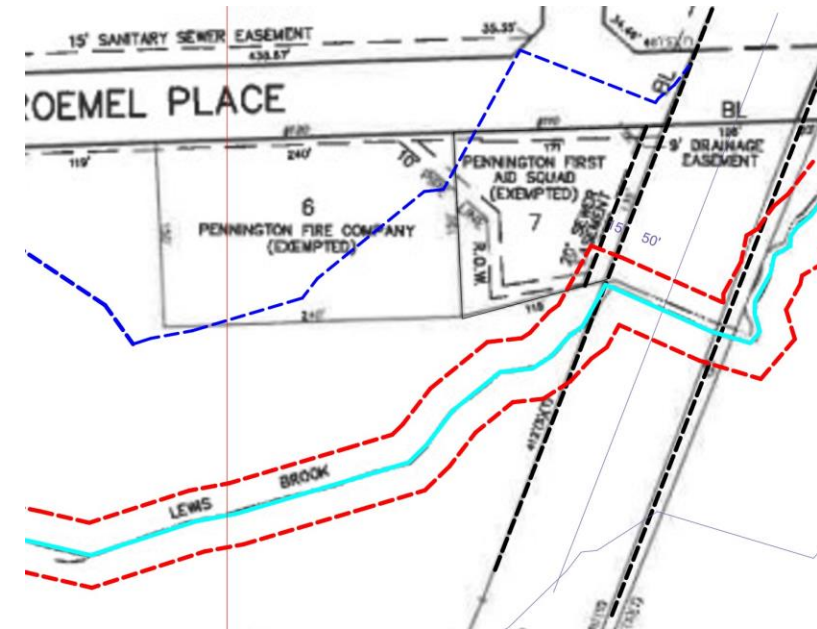


Wetlands and Required Buffers



Flood Hazard Area and
Riparian Zones

PFAS Building Site



Flood Hazard Area and Riparian
Zones
(setbacks as extended from landfill data)

Flooding

Item 3.



The 2026 Master Plan Climate Change-Related Hazard and Vulnerability Assessment (CCRHVA)

- Identifies the EMS Building as a 'Critical Facility'
- Identifies Broemel Place (and Green St) as flood prone
- Indicates that "flooding limits the ability of the facility to provide critical services"

2021 Mercer County Hazard Mitigation Plan (HMP): Section 9.9-22 "Status of Previous Mitigation Actions"

- Basis of 'Critical Facility' designation in the CCRHVA
- Mitigation Action: Conduct a study to identify mitigation options for the EMS facility on Broemel Place. This facility floods during heavy rain events and is an essential facility to the Borough.
- Historic flood losses need to be addressed

PFAS Building is currently leased as an extension to existing Pennington Fire Department Station, an active critical facility, however the building's primary function, EMS services, has vacated.

Floodwaters encroaching the PFAS Building driveway apron during Hurricane Ida (left)

Flooding

Item 3.



Floodwaters blocking ingress/egress to the Borough at Broemel Place & Green and Rte-31 & W Delaware

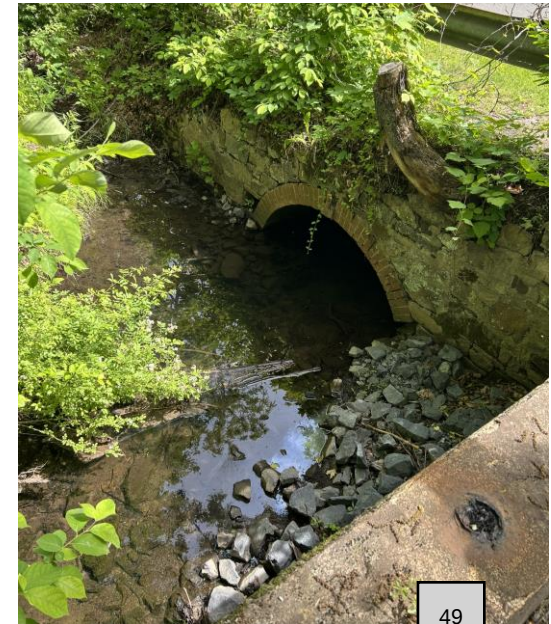
Map: MP2026 CCRHVA

Phasing with Borough Flood Mitigation: Dig-once (Permit-once)



Item 3.

Beneath Broemel Place

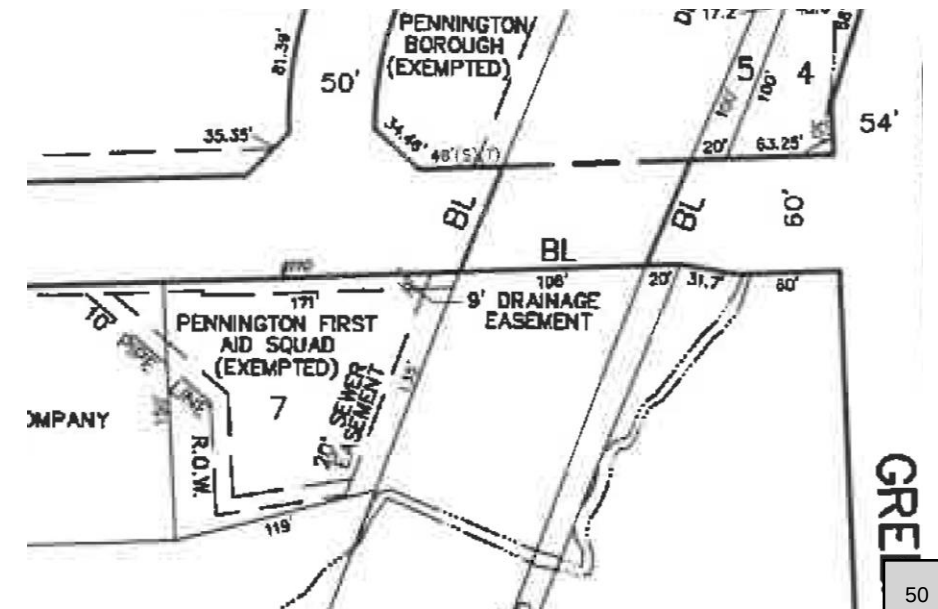


Beneath Green

-



-



PFAS Building Development from 1961 - Present

- 1961 foundation construction (looking west), appears (from images) CMU block foundation walls and confirmed to be slab-on-grade
- 1961 exterior wall construction & wood framed roof
- 1993 Addition of back portion of building, front gable, cupola, increase head height of middle bay entrance
- Roof structure unknown, but appears (from images) to include portions of original wood framing
- Parcel Explorer indicates total of 63% impervious site coverage (building & ground surface combined)



PFAS Building Existing Conditions / Extent of Alteration

Item 3.

- 2013 construction of wood framed interior partition with batt insulation separating main space from bunk area (bottom left)
- Through-wall mechanical
- Wood framed door openings
- No visible evidence of sprinkler system (from images), smoke/heat detectors are visible
- Entry Hall: primary circulation spaces that separates original garage structure from addition (center left)
- Exterior double hung windows (center right)
- On-site back-up generator (center right)
- Large main space (subdivided with retractable partition) (far right)
- Depending on reconfiguration & upgrades required, the use type (higher/lower hazard) and extent of work (cost) trigger NJAC Rehabilitation thresholds



PFAS Building Location in Relation to Pennington Borough Access Points

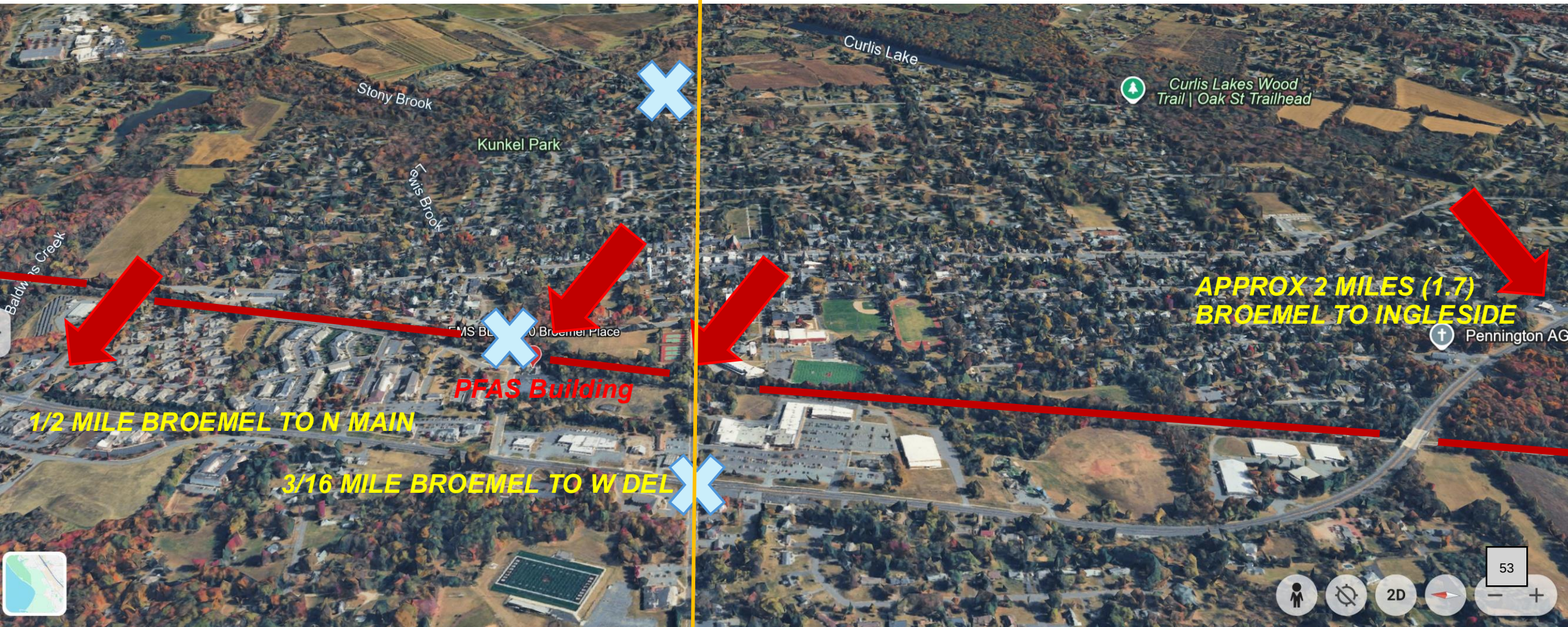
Item 3.

- PFAS Building is located west of the CSX bridge on Broemel PI
- CSX Railroad subdivides the Borough with (3) direct crossings east & west, limited to north (image left) portion of the Borough
- Those crossings consist of: (2) NJDOT bridges, (1) CSX bridge overpass above Broemel PI
- Southern portion is via a crossing on Rte-31(Ingleside), and a cut from the circle farther south

 Delaware Ave

 CSX Railroad

 Indicates sites with historical flooding or are flood-prone



Police Facilities

Item 3.

Involve specific standards & strict guidelines, depending on the situation and not limited to the following :

- Essential Facility (*2021 International Building Code New Jersey Edition*)
 - Remain operational during severe disasters
 - Risk Category IV requirements
- Critical Infrastructure (*NJDEP*)
- Specialized Code, Operational and Security Guidelines
 - NJDOC Regulations
 - NJDCA
 - NJ AG
 - NJ AC

Consist of advanced technological equipment and a spectrum of security requirements, ballistic standards, and holding requirements, depending on the situation and not limited to the following considerations for the PFAS Building:

- Flood-proofing in known flood-prone areas & flood measures such as elevating the 1st floor
- Specific fire-rated construction for partitions
- Uninterrupted dry access
- Sensitive spatial adjacencies and separations
- Secure spaces with restricted access
- Enclosed sally port (as proposed for PFAS garage)
 - Secure perimeter for sally port bay
 - CO ventilation and separations
 - Secure access to main building from sally port
- Facilities should reduce security risks, avoid known vulnerable exposures, be strategic in location and provide quality of work standards to set-up police departments & municipalities for success

Cost Considerations & Case Studies

Item 3.

Cost Factors:

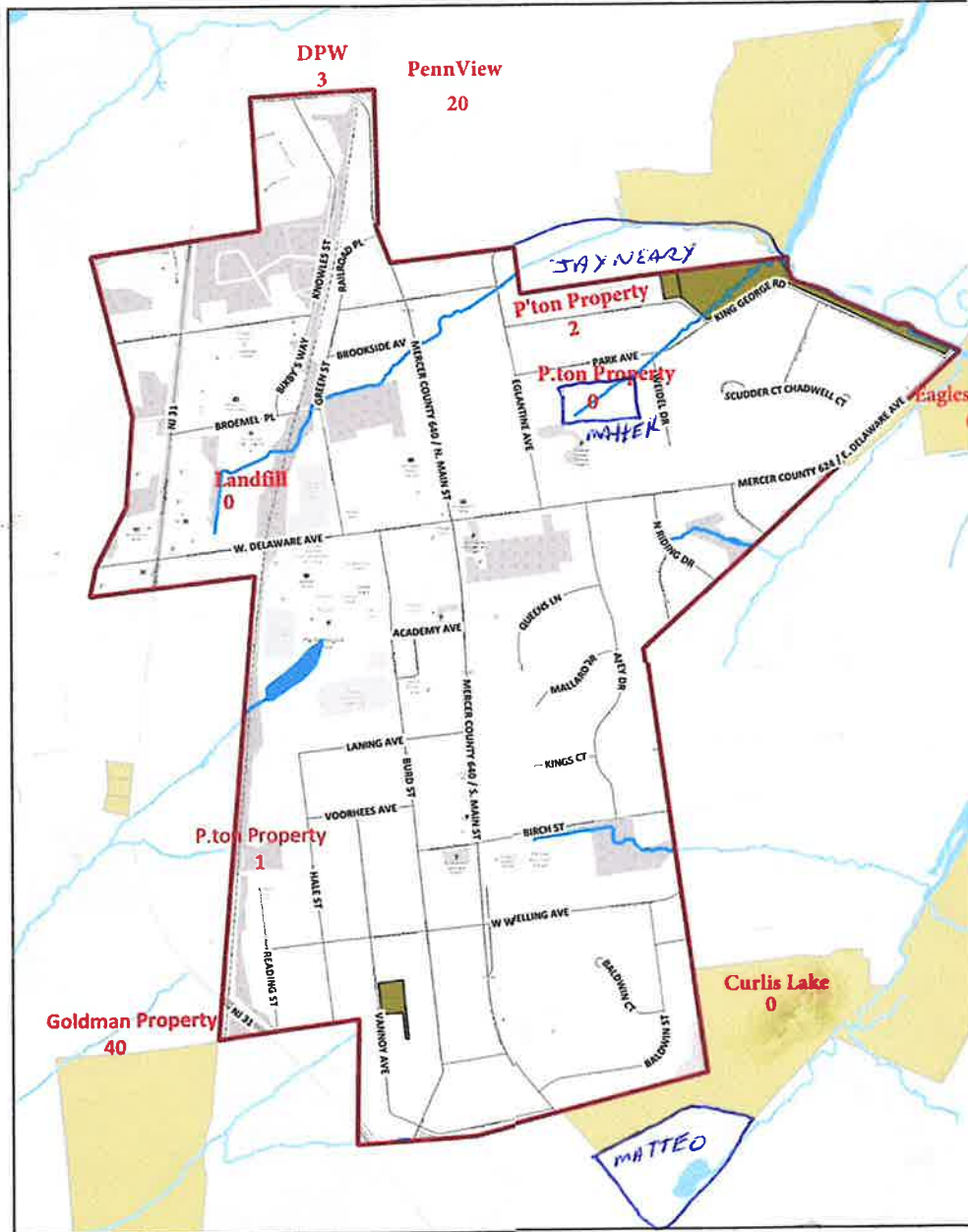
- Rule of thumb price per square foot for essential municipal services (Police Facility):
 - \$600-\$1000 /SF
 - Remain operational during severe disasters
 - Risk Category IV requirements
- Renovation costs are highly variable due to existing conditions:
 - \$400 SF - \$850 SF
 - Strategies to lower cost in renovations is to identify, preserve or add-to any existing 'security & hardening' conditions
- Rule of thumb price per square foot for government admin offices:
 - \$80 - \$250 / SF
- In most cases, additional permitting and/or site issue mitigation will drive up costs & time.
- Resiliency & improvement grants tend to fund mitigation & improvements to existing essential facilities in environmentally constrained sites, often to protect the site and improve essential services

Case Studies:

- Haddonfield, NJ
 - Renovation; Status: Complete 2025
 - Relocation of PD from basement of Borough-owned building into existing bank building
 - \$5.5 million total cost
 - Purchase of bank building through \$2.6 million municipal bond
 - \$500,000 Community Grant Funds sponsored by US District 1 Rep Donald Norcross
 - \$5 million in state funds from State Senator James Beach
- Morris Plains, NJ
 - Renovation & Addition, Status: value engineering to remove \$5 million from project
 - Large scope: 7,400 SF (5400 SF alterations / 2000 SF addition) expansion of existing municipal building
 - \$12 million allocated in referendum that was voted down
- Fair Haven, NJ
 - New Construction: Status: Under construction
 - Project included free-standing community center and free-standing police station with shared outdoor area
 - Larger scope (6000 SF)
 - \$8.25 million capital project (includes both buildings)
 - Capital appropriations and cost-avoidance design choices



Deer Management 20...



STATE, LOCAL & NON-PROFIT OPEN SPACE AREAS MAP

Environmental Resource Inventory, 2020

Borough of Pennington, Mercer County, NJ

MAP LEGEND:

LOCAL, NON-PROFIT & STATE OWNED OPEN SPACE AREAS

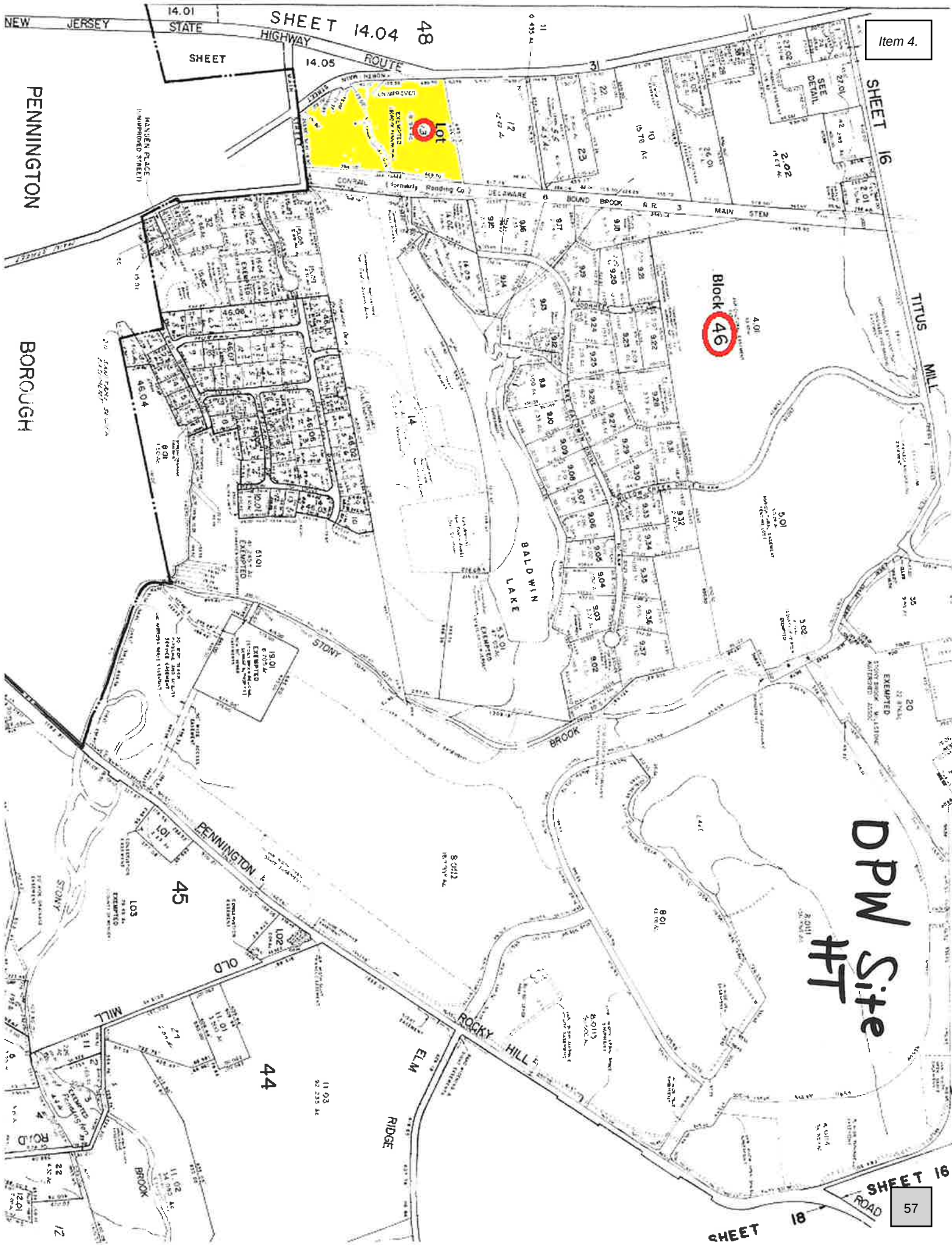
STREAMS

WATERBODIES

KMA
KYLE-MCMANUS



0 500 1000 feet



Item 4.

DPW Site #1

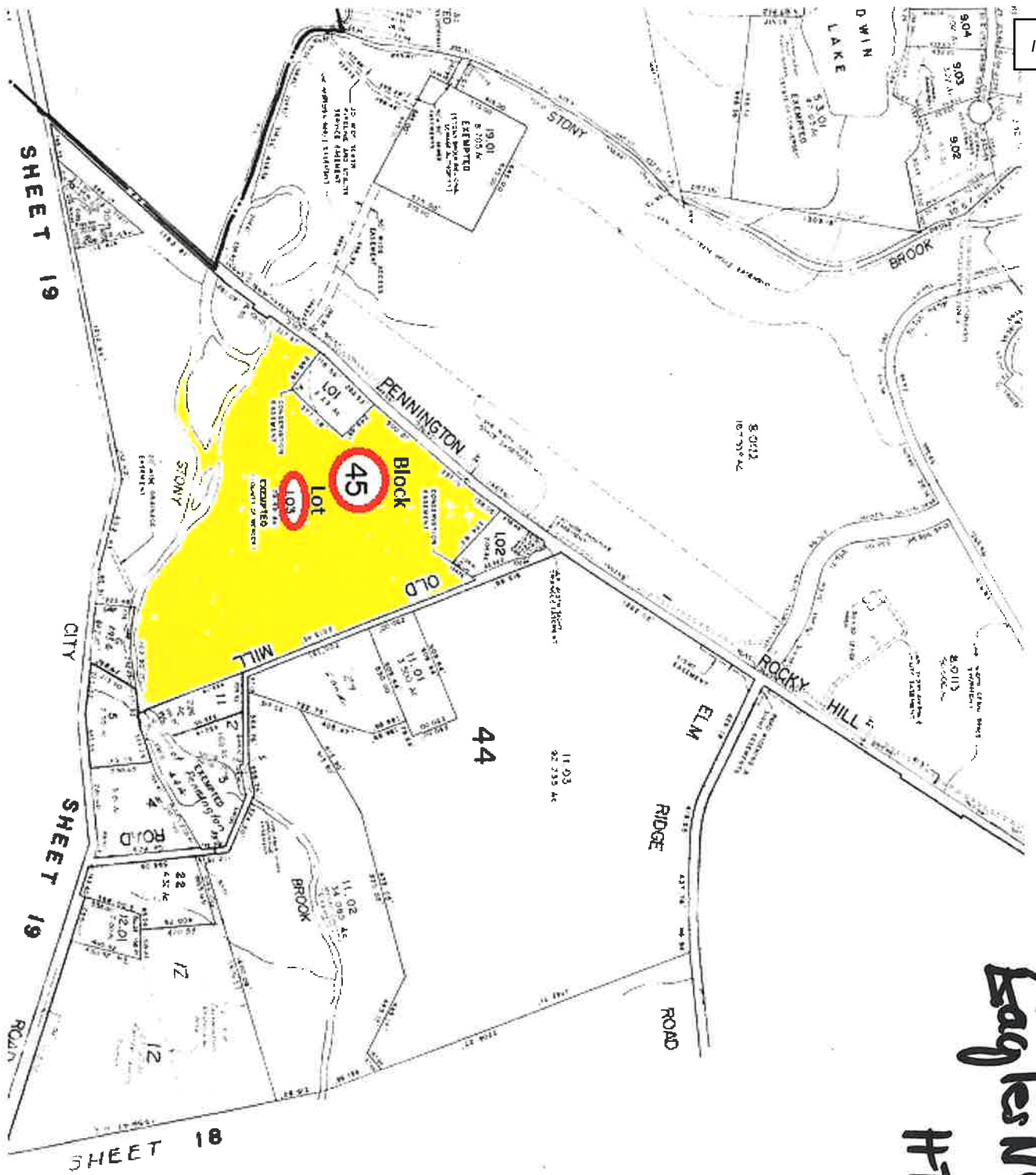
Item 4.

Landfill Prop.

58







Eagles Nest Site

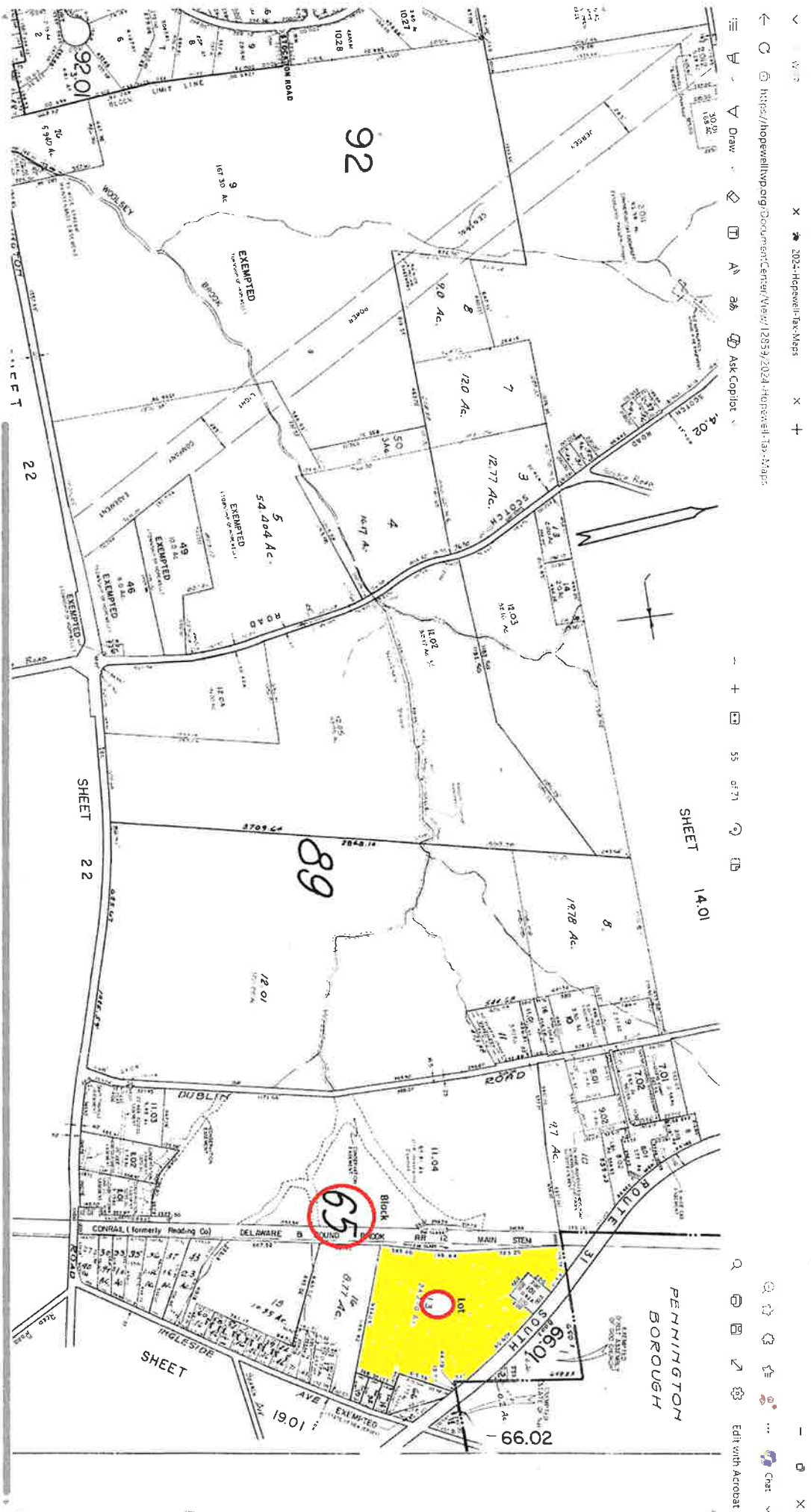
DETAIL

HT



STATE TAX DEPARTMENT
Approved as a Tax Map According to the
Provisions of Chapter 175, Laws of 1911.
WILLIAM D. KELLY
Commissioner
August 8, 1941.

HUFFWELL TOWNSHIP
NEW YORK COUNTY N.Y.



Item 4.

46

62

年

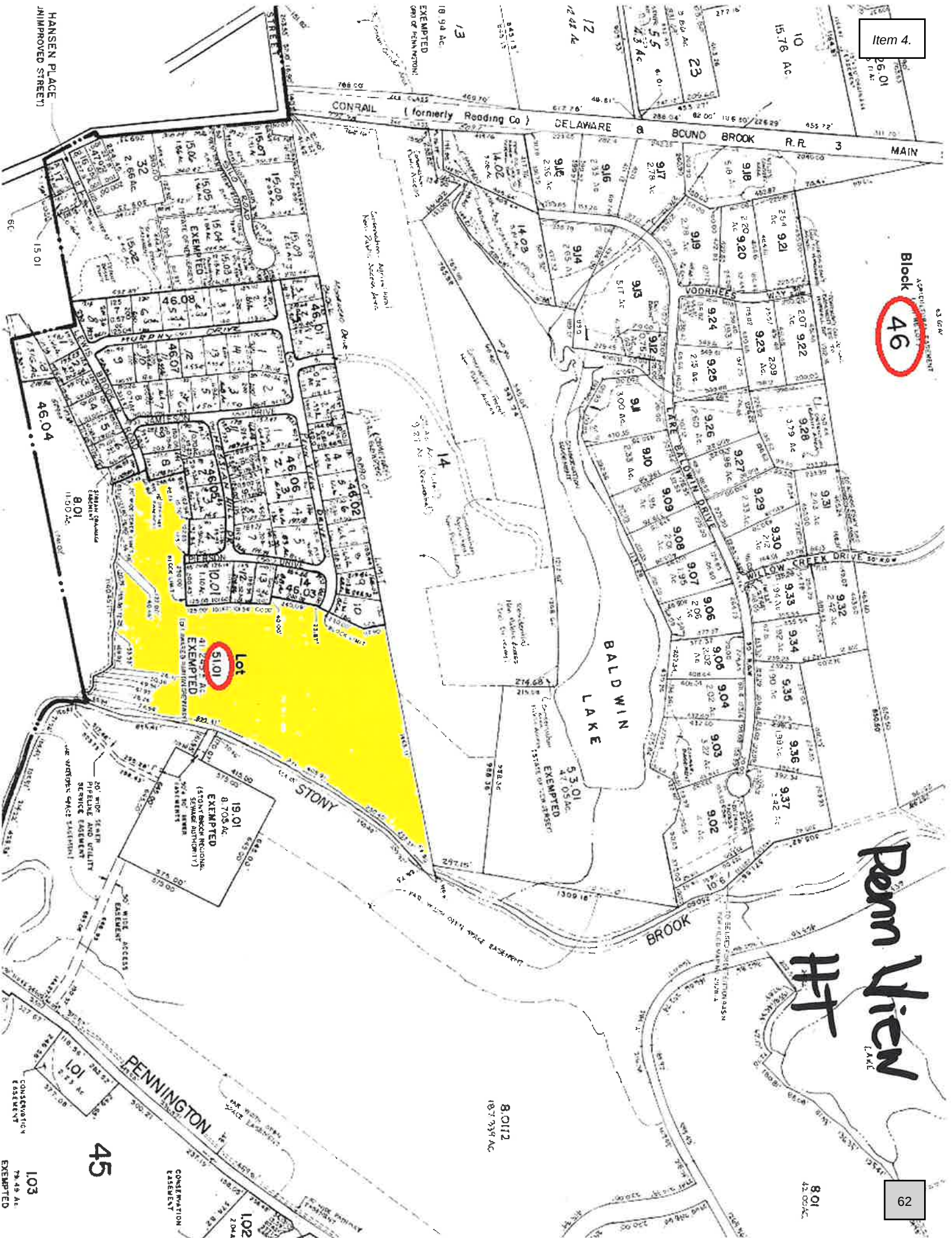
801
42-0545

8.0112
187334 AC

45

CONSEQUENT CASEMENT

1.03
79-49 AC
EXEMPTED







**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

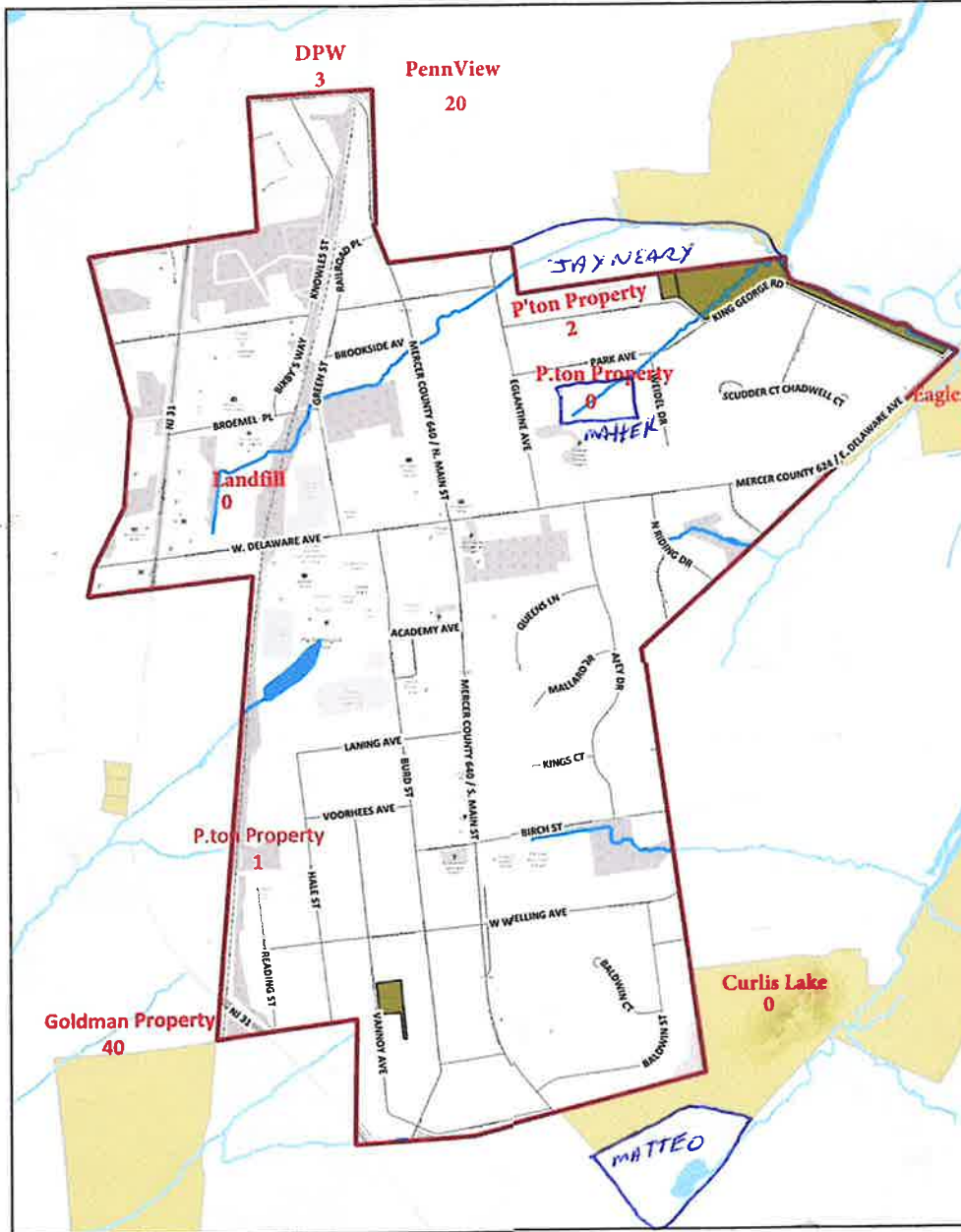
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone			X		Rubenstein	X			
Chandler	S				Stern	M			
Kassler-Taub	X				Valenza	X			

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				



Deer Management 20...



STATE, LOCAL & NON-PROFIT OPEN SPACE AREAS MAP

Environmental Resource Inventory, 2020

Borough of Pennington, Mercer County, NJ

MAP LEGEND:

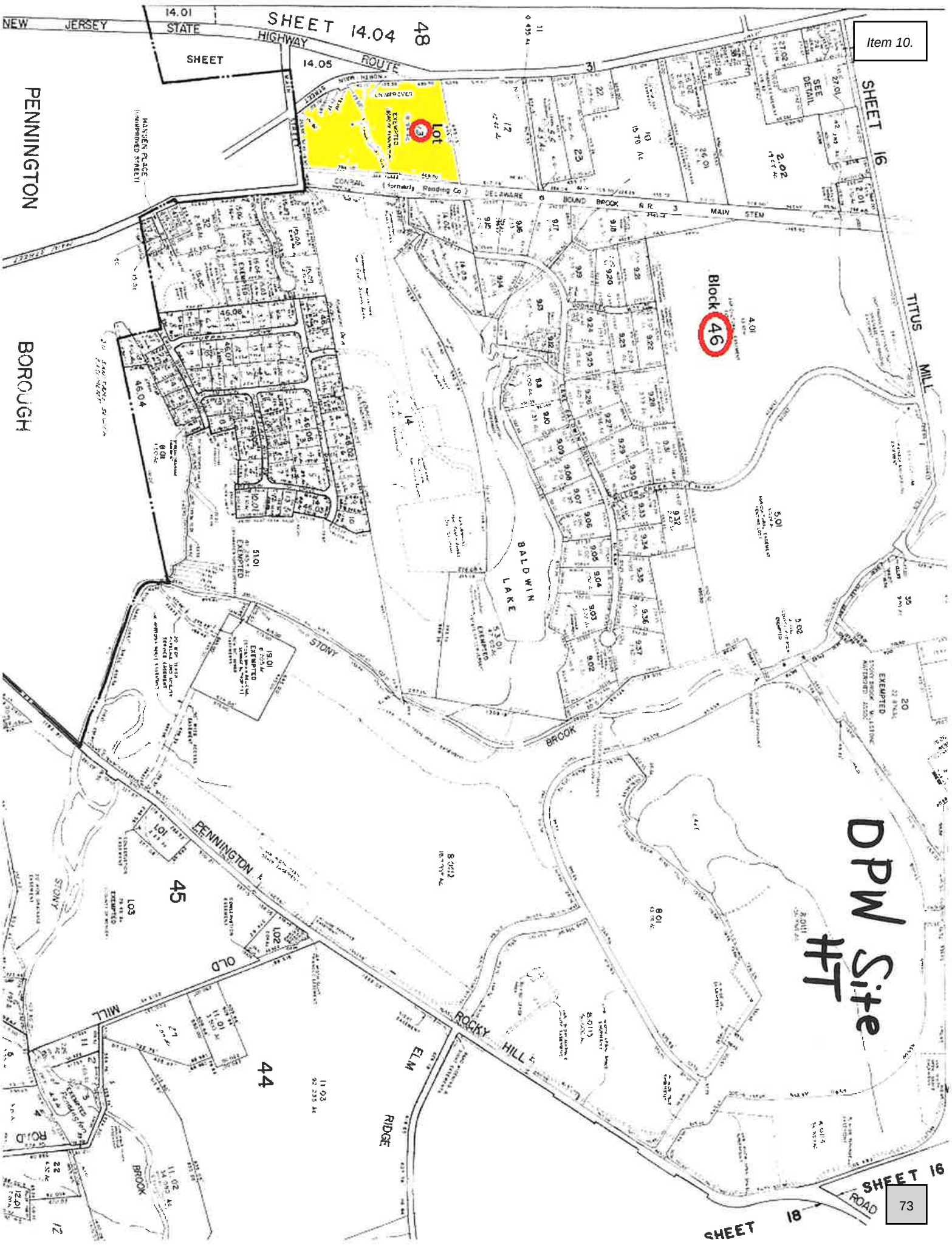
LOCAL, NON-PROFIT & STATE OWNED OPEN SPACE AREAS

STREAMS

WATERBODIES

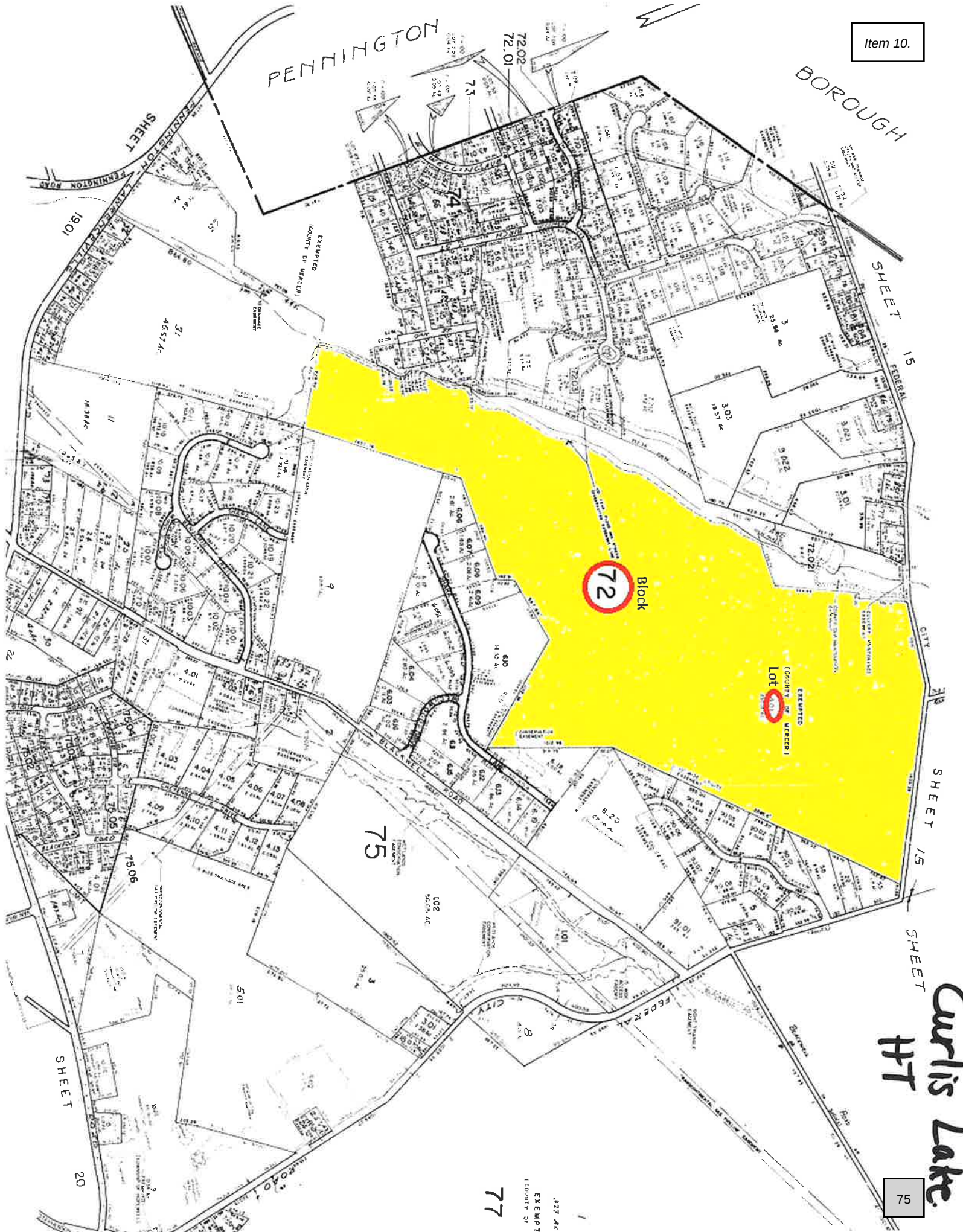


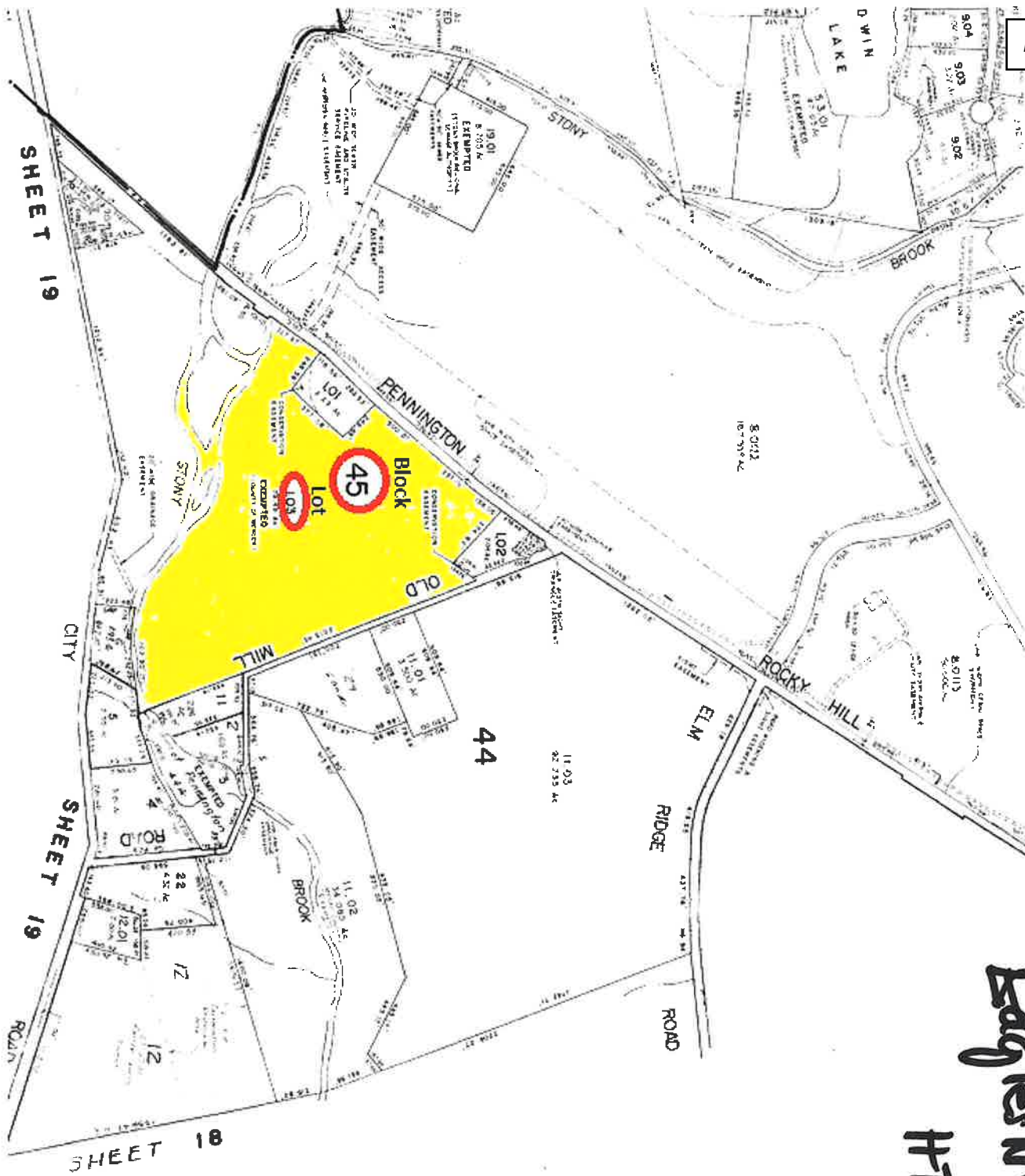
0 500 1000 feet



Item 10.

DPW Site #1



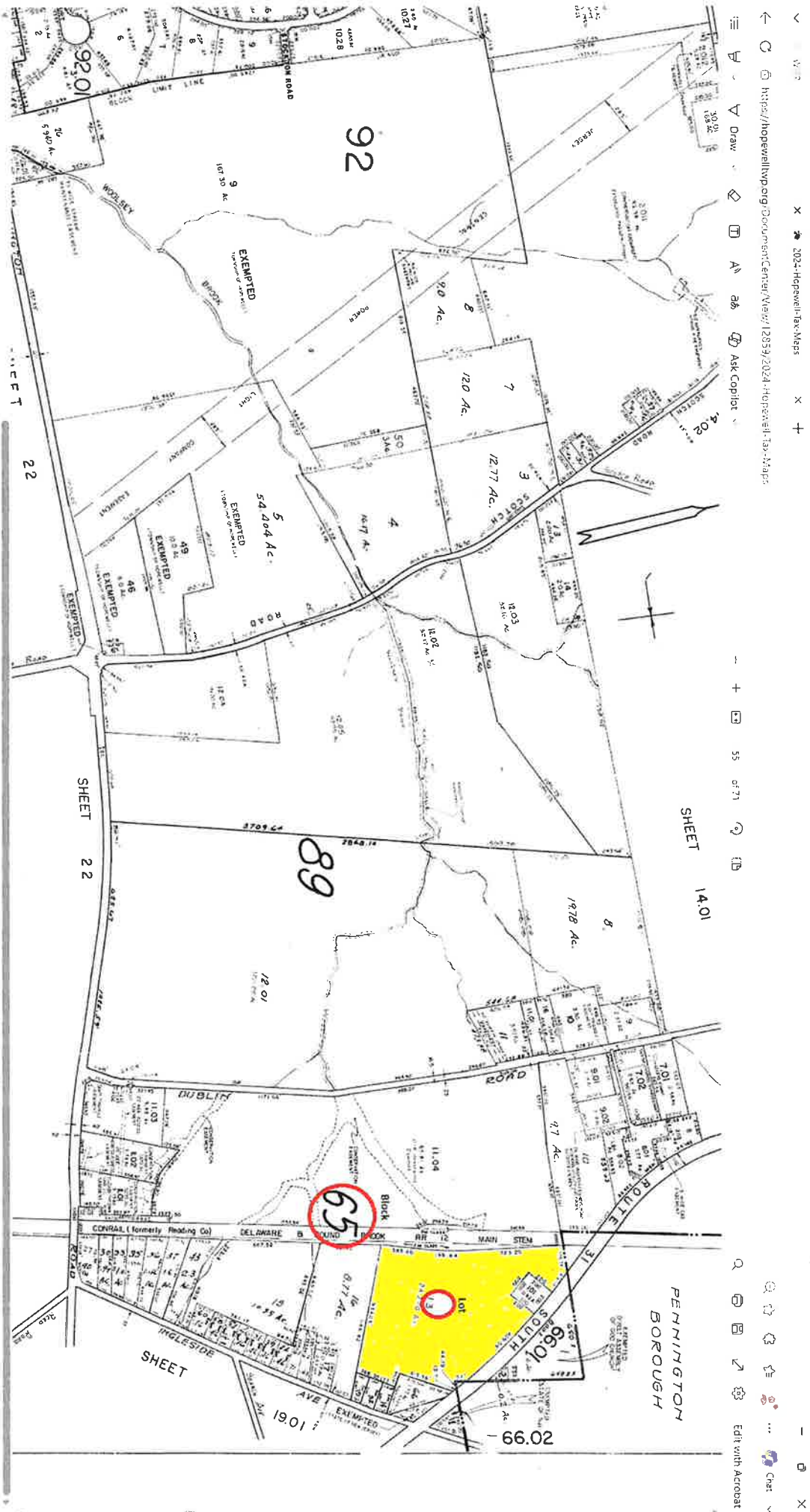


Eagles Nest Site HT DETAIL

STATE TAX DEPARTMENT
Approved as a Tax Map According to the
Provisions of Chapter 175, Laws of 1911.
WILLIAM D. KELLY
Surveyor
Date: Aug. 5, 1941.

HUFFWELL TOWNSHIP
NEW YORK COUNTY N.Y.

Goldman Property HT



43 65 N
APPOINTMENT
Block
46

Penn Hien
LAKE

十

801
42-0045

78

8,0112
1877334 AC

45

1.03

CONCLUSION

1.02
2.044

79-49 Ac
EXEMPTED

HANSEN PLACE
JANIMPROVED STREET]

CONRAIL (formerly Reading Co)

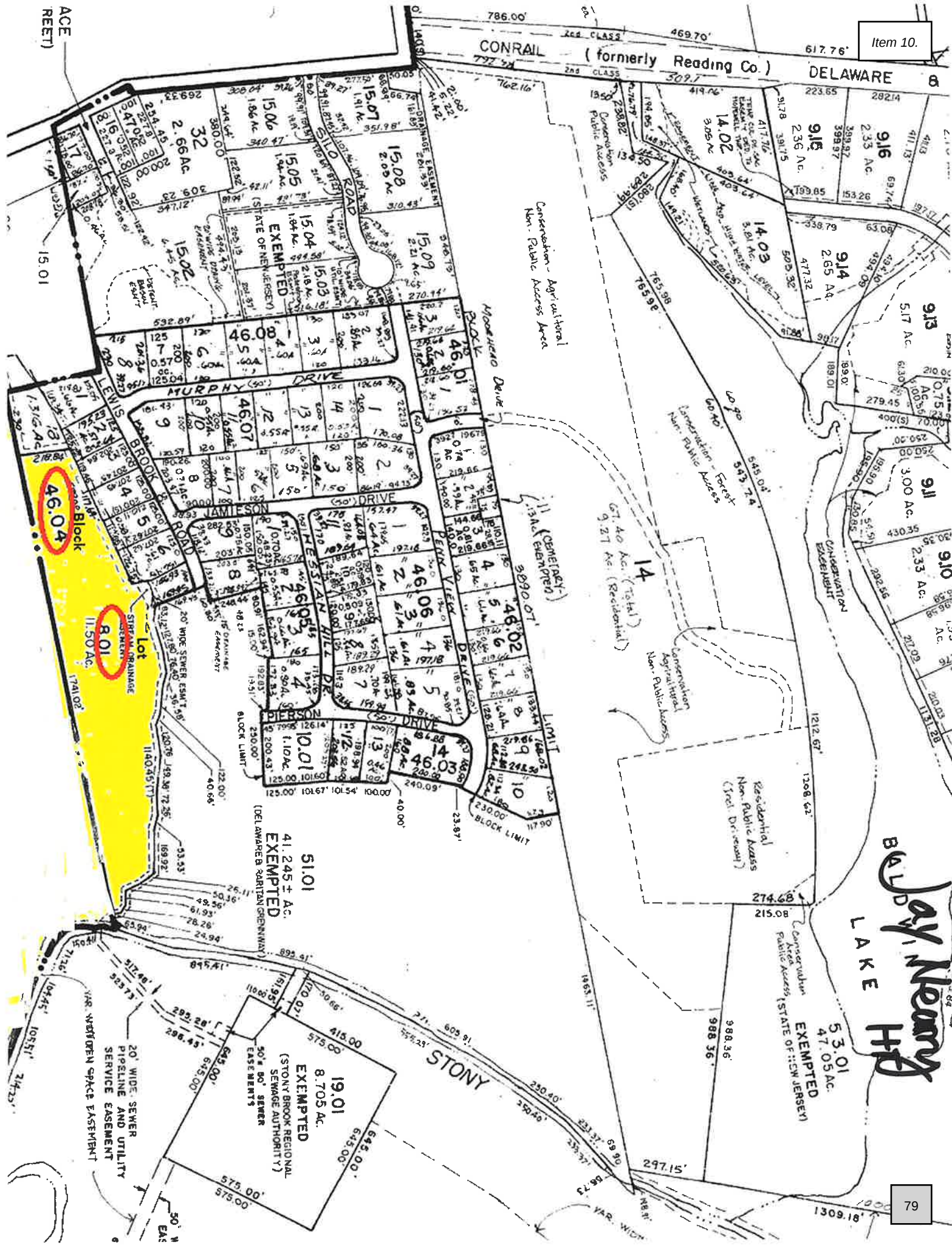
DELAWARE a BOUND BROOK R.R. 3 MAIN

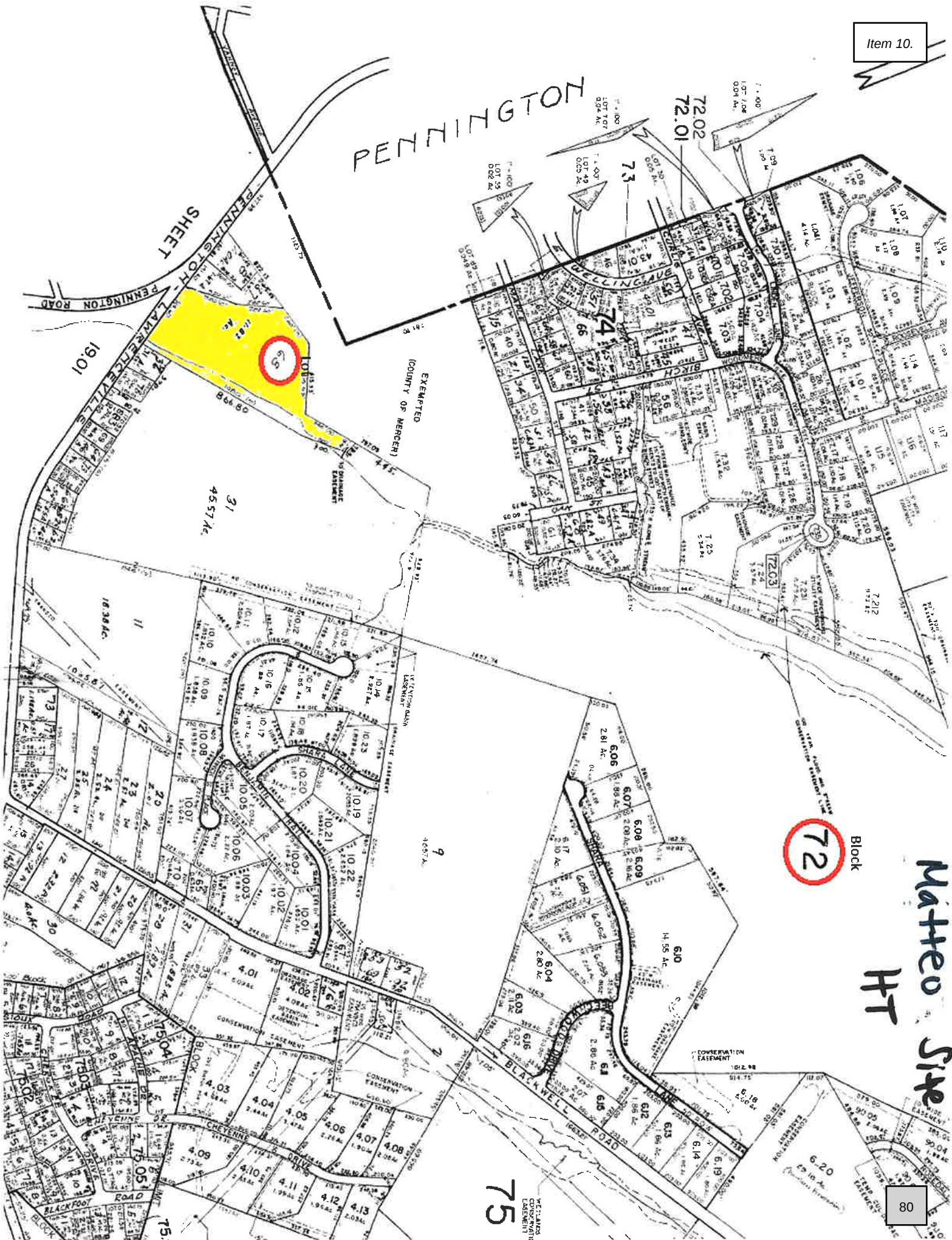
BALDWIN

STONY

PENNINGTON

CONCLUSION





Matteo Site
HT