



COUNCIL WORK SESSION - MAY 26, 2026 AGENDA

Tuesday, May 26, 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. Work Session Discussion Items:

1. Wells Fargo Property: Request for Meeting by Developer
2. Land Use Ordinance Amendments: Review of Upcoming Amendments and Process (Jim Kyle)
3. Master Plan Implementation Steps - Process (Jim Kyle)
4. Redevelopment Planning Process (Wells Fargo; Blackwell; 12 N. Main Street; Landfill)
5. Zoom Meeting Options to Prevent Meeting Disruptions
6. Rejection of Bids for Lead Service Lines
7. Policy re: Distribution of Governing Body Email Addresses (N. Stern)

Work Session Presentations:

1. Environmental Commission Presentation - 2026 Agenda (Kieran John)

VI. Review of Tentative Council Regular Agenda

1. Proclamation: Gun Violence Awareness Day (Wear Orange)
2. Ordinance 2026-19: Amending Chapter 98 Fees for Borough Services
3. Ordinance 2026-20: Pertaining to Adjustment of Sewer Fees
4. Ordinance 2026-21: Establishing the Office of Deputy Clerk
5. Ordinance 2026-22 - Amending Bond Ordinance: Borough Hall
6. Resolution 2026-6.1 - Authorize Payment of Bills
7. Resolution 2026-6.2 - Appointing Deputy Registrar R. Tillou
8. Resolution 2026-6.3 - Amending Official Borough Newspapers and Signatories for 2026
9. Resolution 2026-6.4 - Liquor License Renewal
10. Resolution 2026-6.5 - Approve Engineering Professional Services Agreement
11. Resolution 2026-6.6 - Rejecting Bids for Lead Service Lines
12. Ordinance 2026-23 - Amending Ordinance 2026-17 Rate of Compensation of Officers and Employees of the Borough of Pennington

VII. 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.

VIII. 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:

Personnel (PD)

Possible Sale of Retail Liquor License

IX. Return to Open Session

X. Adjournment

May 21, 2026

Borough of Pennington Mayor and Council
30 N. Main Street
Pennington, NJ 08534



**Re: Summary of Ordinance Changes
Pennington Borough Master Plan**

Dear Mayor and Council:

As you are aware, the Planning Board recently completed the Borough's Land Use Plan and it was adopted at the Board's regular meeting on May 13th. Below is a summary of ordinance amendments recommended in the Land Use Plan and the attached "Land Use Plan Map" illustrates zoning district boundary changes proposed.

- A) Town Center mixed-use zoning and expansion of the TC zone to certain areas will provide the opportunity for construction of as many as 40 multifamily apartments yielding as many as 8 affordable units. The Board recommends the following specific changes:
- 1) Consistent with certain recommendations in the Economic Development Plan, the Board recommends the Town Center zone be extended south on the west side of South Main Street to Academy Avenue. This would add Block 503, Lot 25, the Methodist Church, currently R-80, to the TC zone. They also recommend adding Block 601, Lots 20, 21 and 22, the Presbyterian Church and cemetery, currently R-100, to the TC zone. This will fill the gap between this site and Block 601, Lots 14-19, which are already in the TC zone. The reason to include the two churches and their associated buildings is to provide for future expansion of the Town Center in the event portions of these sites can be repurposed in the future.
 - 2) The Town Center (TC) zone should be expanded to include the two Office-Residential (O-R) properties on the east side of North Main Street, including Block 301, Lots 7, 8 and 53.
 - 3) Based on its ineffectiveness since implementation in 2001, it is recommended the Town Center Buffer (TCB) zone be eliminated. The TCB comprises a total of 20 lots, identified below, all but one of which should be reclassified as R-80.
 - a) Three lots on the west side of North Main Street, Block 205, Lots 13, 14 and 15. Lots 13 and 14 should be included in the R-80 zone while Lot 15, which currently contains office uses, should be rezoned to TC.
 - b) Four lots on East Delaware Avenue, Block 301, Lots 51 and 52 on the North side and Block 601, Lots 23 and 24 on the south side.
 - c) Six lots on the south side of West Delaware Avenue, Block 503, Lots 8.01, 8.02, 9, 10, 11 and 12.

- d) Seven lots on the east side of Burd Street, Block 503, Lots 2, 3.01, 3.02, 4, 5, 6 and 7.
- 4) Consistent with the Economic Development Plan, the Board recommends that TC zoning reinforce the existing historic, village-center appearance by favoring retail shopping and dining that will encourage walking and browsing. To help achieve this, the Ordinance Advisory Committee should review current standards to address the following:
 - a) Consider permitting co-working spaces, makerspaces, sidewalk and outdoor dining, and other uses that foster community convening and gathering.
 - b) Consider permitting small inns, boutique hotels or bed-and-breakfasts, which add retail and tourist activity. Such permitted uses should have on-site proprietors, multiple rooms for lodging, and food service, as opposed to the private, short-term rental of a residence.
 - c) Consider permitting uses mentioned in survey responses, including breweries, pubs, farmers' markets and fitness and wellness uses.
 - d) Review bulk standards and incorporate amendments that facilitate expansion of existing buildings.
- 5) The Economic Development Plan also recommends that land use regulations generally, and historic restrictions and requirements specifically, become simpler, clearer and easier for business owners to follow. Land use enforcement must be consistent and transparent and tempered by practicalities and the goal of encouraging businesses to open in the Borough and should not be applied precipitously.
- B) C-B to Replace B-H, O-B, O-R and Route 31 Corridor Overlay Zones. Consistent with recommendations in the Economic Development Plan, the Board recommends the following changes to the zoning ordinance:
 - 1) Eliminate the Route 31 Corridor Overlay Zone.
 - 2) Eliminate H-B, O-B and O-R zones.
 - 3) Create a new zone to recognize that addressing the serious concerns of congestion, safety and flooding at the intersection of Route 31 and West Delaware Avenue may have land use implications. An appropriate name for the new zone would be Crossroads-Business (C-B). It should include Block 201, Lots 5, 6 and 7, Block 206, Lot 1, Block 501, Lots 1-4 and Block 502, Lot 2 and the portion of Lot 1 that lies within the Borough. The zone would expand business opportunities by allowing most nonresidential uses permitted in the new H-MU zone but should not allow residential uses. It is recommended that the C-B zone be established as shown on the Land Use Plan Map in Figure 1.
 - 4) Rezone the southern portions of Block 201, Lots 1, 2 and 9 currently within the O-B zone to R-100.
- C) MU-1 and MU-2. To reduce redundancy and permit additional opportunity for mixed-use development, the Board recommends properties along North Main Street and Brookside Avenue and Green Street currently zoned MU-1 and MU-2 be rezoned to MU.
 - 1) Block 203, Lots 1, 2, 3, 4 and 5 and Block 204, Lots 1, 2 and 18 should be rezoned from MU-2 to MU.
 - 2) Block 103, Lot 8 should be rezoned from MU-1 to MU.
- D) Parks and Recreation areas

- 1) To assure these are retained in perpetuity, all Borough-owned open space as shown on the Recreation and Open Space Inventory should be rezoned PR – Parks and Recreation Areas. This would include Kunkel Park, Sked Street Park, African Cemetery and adjacent lot, Eileen Heinzl Arboretum, Veterans Memorial Park (Knowles Street), the Borough Cemetery (Block 601, Lots 29, 63 and 64), and other properties reclassified as open space in the future.
- E) Consistent with the Historic Preservation Plan, the Board recommends the following:
- 1) Develop a Historic District Overlay to cover both the contiguous Pennington Crossroads Historic District in the Town Center and other properties outside the Historic District that are deemed historic and should be preserved. The zoning map should be amended to show the District and any individual historic sites and the Board should work with the Historic Preservation Commission to develop overlay standards.
 - 2) It is recommended that Toll Gate Grammar School, Block 1003, Lot 15.01, and the HVRSD Administration Building, Block 1002, Lot 9 be rezoned as E-3 Educational to potentially aid preservation of these two 100-year-old structures. Toll Gate is currently within the R-80 zone and the Administration building is within the R-100 zone, which leaves them vulnerable. The Historic Preservation Commission should explore inclusion of both properties in the Pennington Crossroads Historic District. Since they do not currently abut the District, identification and regulation as historic sites consistent with the MLUL (40:55D-65.1) is another option as regulation of both districts and sites is permitted under this provision.
- F) The Board recommends modifications to §215-67 R-80 and §215-68 R-100 to allow infill residences for extended families, more affordable (including deed-restricted) housing and to address FAR standards. It is recommended the Ordinance Advisory Committee consider the following amendments:
- 1) Conditionally permit Accessory Dwelling Units (ADUs), which could be separate buildings or garage additions and conversions as well as conversion of a portion of an existing dwelling to an ADU. Appropriate standards related to minimum lot area, setbacks, off-street parking and architectural compatibility should be developed.
 - 2) Allow existing houses to be converted to duplexes under certain conditions and permit new duplexes in both districts. Appropriate bulk standards should be developed for both districts.
 - 3) Assess FAR standards for both the R-80 and R-100 zones and determine if maximum dwelling size limits are still appropriate. FAR standards should be adjusted for both zones to include an allowance of additional floor area for ADU's.
 - 4) The definition of "gross floor area" should be reviewed and amended to clarify what areas of a dwelling should be included when calculating gross floor area and FAR.
 - 5) Residence style must conform to the prevailing architectural style and size in the area, for example older developments with a mix of historic styles, more recent developments with a prevailing style such as Baldwin, Scudder Court, and North Riding/Fitzcharles.
- G) Parking.

- 1) There are several recommendations about parking in the Mobility Plan and the Economic Development Plan. Both advocate for finding more sites for off-street parking within the Town Center zone. Chapter 200, Article III covers the regulations on parking, including parking in the municipal lot. While walking or bicycling may be recommended, the reality is that for a variety of reasons, most people would prefer to use some form of covered motorized vehicle - too cold, too hot, rainy, too far, not a bike user, coming from out of town, etc.
 - 2) The Economic Development Plan recommends that, to encourage foot traffic, retail exploration and serendipity, and to avoid a reported negative factor for new businesses, on-site, off-street parking requirements for businesses should be reduced in favor of a greater reliance on street and central municipal parking. To facilitate a shift to parking arrangements that encourage pedestrian traffic over short distances:
 - a) Municipal parking lots may need to be expanded or added, or the Borough may need to reach arrangements with owners of nearby parking areas that tend to be underused during the business day (such as schools and churches).
 - b) Time limitations on on-street parking may need to be enforced but on-street parking should remain free and unmetered. However, charging or metered parking in private lots may need to be allowed to encourage property owners to make it available to the public.
 - 3) The Mobility Plan recommends looking for opportunities to replace impervious parking coverage with pervious cover to improve groundwater replenishment and reduce flooding. The survey responses suggested repurposing existing underutilized surface parking and increasing green infrastructure.
 - 4) Land use planning needs to be creative in finding additional off-street parking and amending ordinances to facilitate it.
- H) Donation drop-off bins. To better address the potential impact of unattended donation bins in the Borough, the Board recommends standards be developed limiting the number of such bins on any one property and ensuring they are appropriately sited to avoid loss of parking or impacts to circulation. Standards should also address the potential visual impact of donation bins.
- I) Flooding and Stormwater Management. The Board recommends the following:
- 1) The Borough should prepare its stormwater management plan as required by NJPACT, which will be adopted as a future element of the Borough's Master Plan.
 - 2) In conjunction with preparation of the stormwater management plan, the Borough's stormwater management requirements should be updated by the January 20, 2027 deadline imposed by NJPACT.
 - 3) Work with the Environmental Commission to assess whether standards requiring stormwater management for additional impervious surface below thresholds in the State's stormwater management rules for major projects are warranted.
- J) Signage. The Board recommends that current signage requirements be reviewed in conjunction with the Economic Development Commission and amended as necessary.
- K) Lighting. The Board recommends that the Ordinance Advisory Committee work with the Environmental Commission to develop appropriate standards for lighting. This should

include establishing maximum intensity levels permitted at property lines, uniformity requirements, minimum averages in parking areas and along pedestrian paths, a requirement to utilize LED lighting of a specific color temperature and maximum height of light poles and fixtures. Residential lighting standards should also be developed to eliminate light trespass and nuisance issues associated with unshielded fixtures.

- L) Solar and electrification. The Board recommends review of the zoning ordinance to ensure regulations encourage the use of renewable energy. The ordinance should permit solar panels, including both those mounted to a roof or on the ground, as an accessory use in all zone districts. Appropriate standards for ground-mounted solar arrays, including coverage, location, setbacks and screening should be prepared.
- M) Driveway standards. The Board recommends that minimum and maximum driveway width standards be included in the zoning ordinance along with minimum setback standards.
- N) Nonconforming uses and structures. The Board recommends that §215-52.B and §215-57 of the zoning ordinance be amended to clarify additions to nonconforming structures as follows:

(1) § 215-52 Continuation of use of existing buildings.

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

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

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

§ 215-57 Alterations.

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

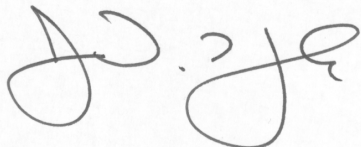
- O) Keeping of chickens. The Board recommends standards be included in the zoning ordinance to permit the keeping of chickens on residential properties of a certain minimum size in the Borough. The following is recommended:

On properties other than those devoted to agricultural or horticultural use and eligible for farmland assessment, the following requirements shall be met.

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

I will attend the Council work session on May 26, 2026. If you have any questions, please feel free to contact me at any time.

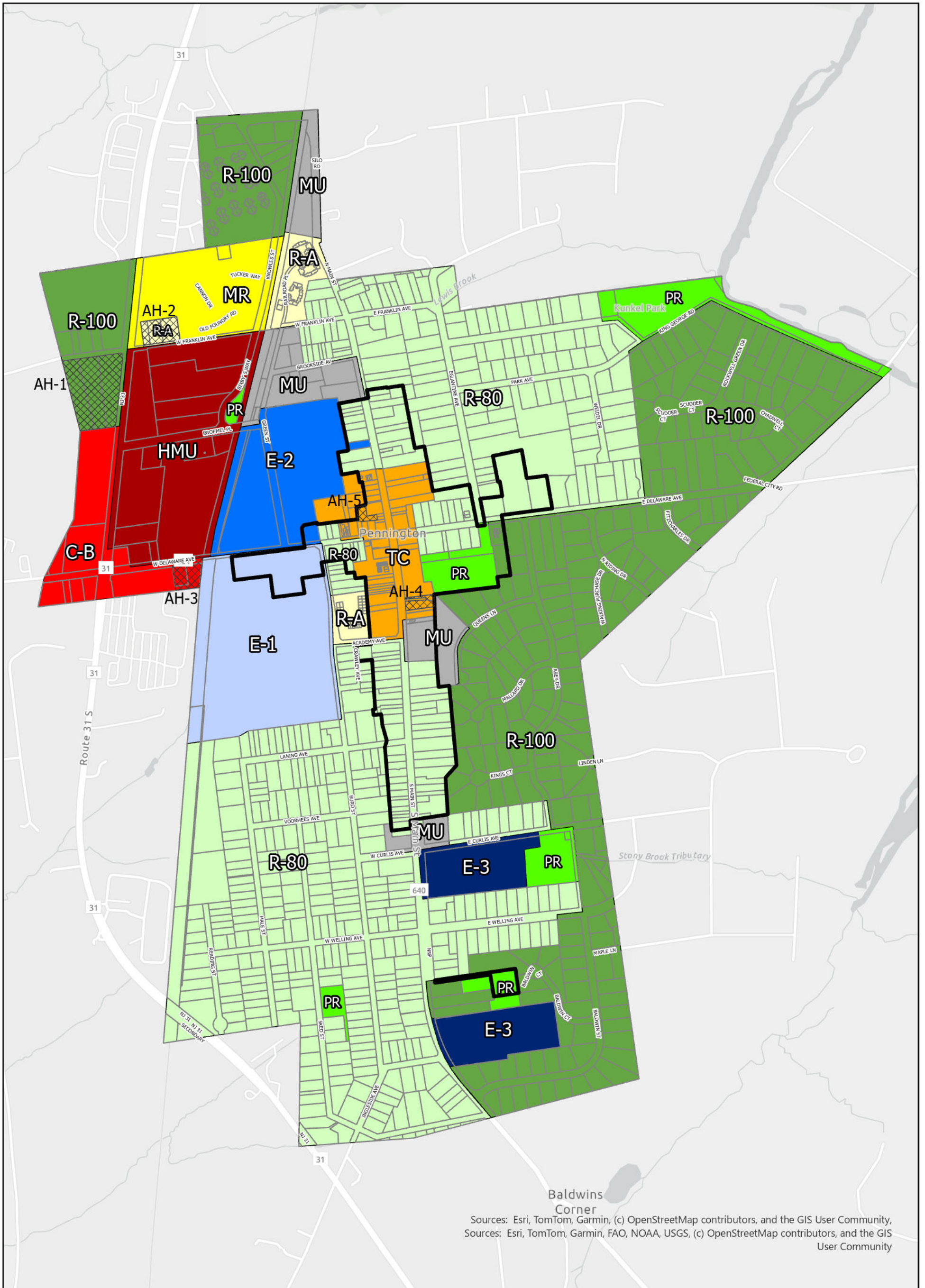
Sincerely,



James T. Kyle, PP/AICP
Borough Planner

Attachments

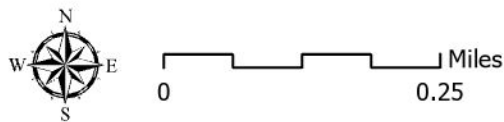
Cc: Betty Sterling, Borough Clerk, for distribution to Council
Robin Tillou



Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Borough of Pennington Land Use Plan Map

April 2026



Legend

Pennington	R-A	C-B
Crossroads	MR	E-1
Historic District	TC	E-2
AH Overlays	MU	E-3
R-80	HMU	PR
R-100		

Map Prepared by:
James T. Kyle, PP/AICP
NJ PP# 5667



POLICY
PLANNING
DESIGN

2026 CITY PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of _____ to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every day, nearly 130 people in the United States are killed by gun violence and more than 200 are shot and wounded, with an average of more than 19,000 gun homicides every year; and

WHEREAS, people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, in _____ (state) has [\(look up link\)](#) gun deaths every year, with a rate of _____ deaths per 100,000 people, a crisis that costs the state [\(look up link\)](#) each year, of which [\(look up link\)](#) is paid by taxpayers. _____ (state) has the [\(look up link\)](#) highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all gun homicides in the nation occurring in 42 cities; and

WHEREAS, cities across the nation, including in _____ (city), are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

WHEREAS, mayors, councilmembers, and law enforcement officers — in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 5, 2026 to recognize the 29th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to —

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya’s friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 5, the first Friday in June 2026, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 5, 2026 people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE BE IT RESOLVED, that Mayor [redacted] of the city of [redacted] declares the first Friday in June, June 5, 2026, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities’ efforts to prevent the tragic impacts of gun violence and to save lives.

[date]

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 6.1**

AUTHORIZING PAYMENT OF BILLS

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Pennington that the bills be paid on audit and approval of the Mayor, the Appropriate Council Member and the Treasurer in the amount of \$ 991,427.77 from the following accounts:

Current	\$ 384,941.79
W/S Operating	\$ 555,434.64
Other Trust Fund	\$ 328.28
General Capital	\$ 40,000.00
Grant Fund	\$ 8,738.75
Developer’s Escrow	\$ 150.50
COAH Trust	\$ 232.00
Unemployment Trust	\$ 301.00
Animal Control	\$ 1,300.81
TOTAL	\$ 991,427.77

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on June 1, 2026.

Gian-Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026-6.2**

**RESOLUTION APPOINTING ROBIN TILLOU DEPUTY REGISTRAR
AS PART OF HER RESPONSIBILITIES AS DEPUTY CLERK**

WHEREAS, New Jersey statute, NJSA 26:8-17, provides that immediately upon acceptance of the appointment as registrar, the registrar shall appoint a deputy to assist in the normal, day-to-day operation of the office and to act in the registrar's stead in case of absence, disability or death of the registrar; and in the case of the registrar's death, act as local registrar until a new local registrar has been appointed and qualified;

WHEREAS, by Resolution 2026-4.4, adopted April 6, 2026, Borough Council has appointed Gian Paolo Caminiti the Borough Clerk effective May 1, 2026, and by reason of that appointment and the size of Pennington's population, Mr. Caminiti was simultaneously appointed Registrar of the Borough, also effective May 1, 2026, with the understanding that he will perform the duties and responsibilities of Registrar as part of his responsibilities as Borough Clerk without additional compensation;

WHEREAS, Mr. Caminiti, in his capacity as Registrar, has now appointed Robin Tillou Deputy Registrar, subject to formal action by Borough Council, in conjunction with the pending appointment of Ms. Tillou as Deputy Clerk, with the understanding that she will perform the duties and responsibilities of Deputy Registrar as part of her responsibilities as Deputy Clerk with the additional compensation as recorded for the Deputy Registrar position in the Borough Salary Ordinance;

NOW, THEREFORE, BE IT RESOLVED, by Borough Council of the Borough of Pennington, that Robin Tillou is hereby appointed Deputy Registrar of the Borough effective upon adoption of the enabling ordinance now pending which shall effectuate her appointment as Deputy Clerk; and be it

FURTHER RESOLVED, as provided by law, that:

1. the Deputy Registrar shall have the authority to receive birth certificates and death certificates, to issue burial permits and copies of birth, death, marriage and civil union license applications, and to issue marriage and civil union licenses and register domestic partnerships;

- 2. the Deputy Registrar shall receive instructions from and perform her duties under the direct supervision of the Registrar, who shall be the final authority for fulfilling the duties of the Registrar outlined in NJSA 26:8-25;
- 3. the Deputy Registrar shall serve at the pleasure of the Registrar; and
- 4. upon approval of this Resolution, the Registrar shall file a copy of it with the State Registrar for the purpose of appropriate oversight.

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by Pennington Borough Council at a meeting on June 1, 2026.

Gian-Paolo Caminiti, Borough Clerk

**BOROUGH OF PENNINGTON
RESOLUTION 2026 – 6.3**

**AMENDING RESOLUTION 2026- 1.12 OF THE BOROUGH COUNCIL OF THE
BOROUGH OF PENNINGTON DESIGNATING DEPOSITORY BANKS,
OFFICIAL NEWSPAPERS AND OFFICIAL SIGNATORIES FOR THE
BOROUGH FOR THE YEAR 2026**

WHEREAS, the Borough’s Chief Financial Officer Sandra Webb retired from active service to the Borough on April 30, 2026; and

WHEREAS, the Mayor and Council need to designate a replacement officer to serve as authorized signatory to conduct official business; and

WHEREAS, the Hopewell Valley News, named by the Borough at its reorganization meeting as one of its official newspapers for publications and notices, has ceased operations;

NOW, THEREFORE, BE IT RESOLVED:

That The Bank of Princeton, Wells Fargo, PNC Bank, Bank of America, Northfield Bank, Investors Bank and Santander Bank, remain declared official depositories of the Borough of Pennington for 2026.

FURTHER, BE IT RESOLVED:

That Mercer Me, the Times of Trenton and/or the Trentonian remain the designated official newspapers of the Borough of Pennington for 2026 for the publication of notices in one or more of them as required by law.

FURTHER, BE IT RESOLVED:

That Mayor James Davy and the Borough Clerk (and in the absence of the Mayor, the Borough Administrator) be and hereby are designated as the authorized representatives of the Borough of Pennington to sign for and on behalf of the Borough all applications to the Federal and State governments, as well as in any other matters.

FURTHER, BE IT RESOLVED:

That the following individuals are designated as official signatories for the Borough of Pennington:

- 1 Mayor – James Davy
- 2 Finance Officer – Lubna Muneer
- 3 Borough Administrator – Gian Paolo Caminiti
- 4 Council President – Nadine Stern

Record of Council Vote on Passage

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

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on June 1, 2026.

Gian-Paolo Caminiti, Borough Clerk

ABCDoNotReply@njoag.gov

Fri 4/10/2026 10:19 AM

To: bsterling@penningtonboro.org <bsterling@penningtonboro.org>;

This message is from a sender outside of your organization.



State of New Jersey
Office of the Attorney General
Division of Alcoholic Beverage Control

**Municipal Notification Regarding
Application of Event Type Permit**

P.O. Box 087, 140 East Front Street, Trenton, NJ 08625-0087 • 609-984-2830 • www.nj.gov/oag/abc

FOR ALL APPLICANTS: You are receiving a courtesy copy of your filed renewal application.

FOR MUNICIPAL ISSUING AUTHORITIES: A Renewal Application has been filed in your municipality.

This notification is being sent to the following email addresses:

- ben.sanford82@gmail.com
- bsterling@penningtonboro.org

License Type:	Plenary Retail Consumption License
Type of Job:	Renewal Application
File Number:	856823
License Number:	1108-33-001-002
Submitted Date:	Apr 10, 2026
Applicant Email:	ben.sanford82@gmail.com
Receipt Number:	423250
Fee Amount:	\$200.00

Licensee Information

Licensee Applicant:	CUGINOS HOLDING LLC
Corporation Number:	0450115975
Incorporation Date:	Oct 31, 2016
NJ Tax Auth Number:	814362948
Mailing Address:	
Physical Address:	147-149 WEST DELAWARE AVENUE

[PENNINGTON, NJ 08534](#)

USAContact Information

Contact Name: BENJAMIN SANFORD
 Business Number: (609) 730-4100
 Home Number:
 Mobile Number:
 Contact Email: ben.sanford82@gmail.com
 Preferred Contact Method: Email

Establishment Information

Type: Consumption
 DBA / Names: BORO
 Operator: CUGINOS HOLDING LLC
 Mailing Address: 147-149 WEST DELAWARE AVENUE

PENNINGTON, NJ 08534USA

Premises Address: 147-149 WEST DELAWARE AVENUE

PENNINGTON, NJ 08534USALicense Type Details

License Type: Plenary Retail Consumption License
 Secondary License Types:

Application Questions

Question 1: IS THIS LICENSE BEING ACTIVELY USED AT AN ACTUAL PREMISES?
 Yes / No Response: Yes

Question 2: DOES THE APPLICANT OR ANY OTHER PERSON MENTIONED IN THIS APPLICATION, OR ANY PERSON HAVING A BENEFICIAL INTEREST IN THE LICENSED BUSINESS, HOLD OFFICE IN THE UNIT OF GOVERNMENT ISSUING THE LICENSE?
 Yes / No Response: No

Question 3: IN THE PAST 12 MONTHS, HAVE YOU ENTERED INTO AN AGREEMENT IN WHICH YOU OFFERED THE LICENSE OR ANY FINANCIAL INTEREST IN THE LICENSE AS COLLATERAL OR SECURITY TO A PERSON OR ENTITY NOT NAMED IN THE APPLICATION?
 Yes / No Response: No

Question 4: IN THE PAST 12 MONTHS, HAS THE LICENSEE BEEN NAMED AS A PARTY TO A LAWSUIT, ARISING FROM CONDUCT IN NEW JERSEY, THAT HAS NOT BEEN DISMISSED AND IN WHICH IT IS ALLEGED THAT THE LICENSEE SERVED AN INTOXICATED PATRON?

Yes / No Response: No

Question 5: HAS THERE BEEN ANY CHANGE TO THE OWNERSHIP INTEREST OF THE LICENSE THAT HAS NOT ALREADY BEEN REPORTED VIA A CHANGE IN CORPORATE STRUCTURE, PERSON-TO-PERSON TRANSFER, OR AMENDMENT APPLICATION?

Yes / No Response: No

**BOROUGH OF PENNINGTON
ORDINANCE #2026-23**

AMENDING ORDINANCE 2026-17 TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF NEW JERSEY FOR THE YEAR 2026

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

SECTION I: EMPLOYMENT POSITIONS/ANNUAL COMPENSATION

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

Borough Administrator	\$154,500.00
Borough Clerk - (Jan 1, 2026 – April 30, 2026)	\$51,110.64
Borough Clerk – (May 1, 2026 – December 31, 2026)	\$25,000.00
Deputy Borough Clerk – (May 1, 2026 – December 31, 2026)	\$15,000.00
Assistant CFO	\$122,635.50
Chief Financial Officer (part time) Jan 1, 2026 – Dec 31, 2026	\$98.68/hour
Chief Financial Officer (full time) May 1, 2026-Dec 31, 2026	\$70,000 - \$80,000
Tax Collector (part time) Jan 1, 2026 – April 30, 2026	\$98.68/hour
Tax Collector (part time) May 1, 2026 – December 31, 2026	\$35,000 - \$45,000
Technical Assistant to Construction (part time)	\$32.51/hour
Tax Assessor (part time)	\$15,594.49
Zoning Officer (part time)	\$10,300.00
Land Use Admin/Admin Asst.	\$70,555.00
Deputy Registrar	\$175.00 / month
Supt. of Public Works	\$98,754.96
Licensed Water Operator	\$55,106.33
Assistant to Superintendent of Public Works	\$45,476.01
Foreman	\$87,257.10
Judge of Municipal Court	\$14,826.61
Court Administrator (part time)	\$19,998.13
Prosecutor - (Flat Rate per Court Session/per resolution)	\$ 300.00
Public Defender – (Flat Rate per Court Session/per resolution)	\$ 200.00
Court Officer – (Flat Rate per Court Session)	\$75.00
Lieutenant / OIC	\$134,997.00
Administrative Assistant – Police Department	\$51.17/hour
Construction Official / Fire Sub-Code	\$32,257.87
Plumbing Sub-Code	\$10,300.00
Electric Sub-Code	\$10,300.00
Coordinator of Emergency Management	\$30.00/hour

- a. One person may serve in more than one office or position of employment as listed in Section a hereof.
- b. The amounts shown in Section a. hereof are the maximum amounts to be paid. However, at the discretion of Borough Council, lesser amounts can be paid.

c. The rate of compensation of each employee paid on an hourly basis is as follows:

	Minimum	Maximum
Police Department:		
Crossing Guards	\$ 15.13	\$ 29.42
Crossing Guard – Special Events	\$ 40.00 per hour	
Special Police	\$ 17.00 per hour	
 Part Time Employees – All Departments:		
Part Time or Temporary	\$ 15.13	\$ 25.00
Part Time/Temporary/Licensed	up to a maximum of	\$ 100.00

SECTION II: Employee/Personnel Manual.

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

SECTION III:

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

SECTION IV:

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

SECTION V:

This ordinance shall take effect upon final adoption and publication according to law, but the salaries herein provided for shall be retroactive to January 1, 2026 if appropriate.

Introduced: _____

Advertised: _____

Public Hearing: _____

Adopted: _____

Published: _____

ATTEST:

APPROVED:

Gian-Paolo Caminiti, Borough Clerk

James Davy, Mayor

**BOROUGH OF PENNINGTON
ORDINANCE #2026-23**

AN ORDINANCE TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF PENNINGTON, COUNTY OF MERCER, STATE OF NEW JERSEY FOR THE YEAR 2026

RECORD OF COUNCIL VOTE ON INTRODUCTION

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

RECORD OF COUNCIL VOTE ON ADOPTION

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