

**Pennington Borough Council  
Regular Meeting – March 2, 2026**

Mayor Davy called the Regular Meeting of the Borough Council to order at 7:02 pm. The meeting was held via Zoom. Borough Clerk Betty Sterling called the roll with Council Members Angarone, Chandler, Kassler-Taub, Rubenstein, Stern and Valenza in attendance.

Also present were Borough Clerk Betty Sterling, Borough Attorney Walter Bliss, Borough Administrator GP Caminiti, Sandra Webb, Public Works Superintendent Rick Smith and Lieutenant Daryl Burroughs.

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

Mayor announced a change to the agenda to include Resolution 2026-3.14, a resolution in support of the Lawrence Hopewell Trail funding request. Council Member Rubenstein made a motion to amend the agenda to include Resolution 2026-3.14, second by Council Member Kassler-Taub with all members present voting in favor.

Mayor Davy stated that the meeting tonight is to address the budget introduction, so before the meeting is opened for public comments, he asked Mr. Caminiti to do his presentation on the budget so that the attendees would be able to ask any questions they have on the budget during the public comment period.

Mr. Caminiti shared a power point presentation and outlined the key items that make up the budget for 2026. Mr. Caminiti stated that the increase in municipal takes is 2.25 cents which calculates to a yearly increase of \$121.00 for the average assessed property.

**Open to the Public**

Mayor Davy read the following statement.

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

Ms. Reba Holley stated that there is a massive hole on Main Street going towards the circle that needs to be reported to the County. Mayor Davy stated that Mr. Smith will look into this.

Mr. Dan Pace of 9 Railroad Place asked about Borough legal notices and meeting notices and if the Borough would be posting its notices on the State website. Mrs. Sterling stated that she would look into this.

Council Members discussed and items in the budget including revenues, expenditures and items that were moved to capital. Mrs. Chandler stated that there are still items that need to be finalized including appointing a Borough Engineer which is now going to be driven by the amount that has been budgeted. Mrs. Chandler also stated the importance of finalizing a review and amendment of the fee ordinance because by the time any new fees are in effect it will be mid-year. Mrs. Chandler stressed the importance of collecting more revenue this year to help offset any tax increase next year.

**ORDINANCES FOR INTRODUCTION**

Mayor Davy read Ordinance 2026-17 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE # 2026 -17**

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK IN ACCORDANCE WITH N.J.S.A. 40A: 4-45.14 IN THE BOROUGH OF PENNINGTON, NEW JERSEY**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and Council of the Borough of Pennington, Mercer County hereby determines that it is advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Pennington, in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Pennington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to a total increase of \$124,945.17, said amount being \$53,547.93 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, and that the CY 2026 municipal budget for the Borough of Pennington be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that the Mayor and Council of the Borough of Pennington hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance upon adoption, with the recorded vote included thereon be filed with said Director within 5 days after such adoption.

Council Member Rubenstein made a motion to introduce Ordinance 2026-17, second by Council Member Chandler with all members present voting in favor.

Mayor Davy read Ordinance 2026-18 by title.

**BOROUGH OF PENNINGTON  
ORDINANCE #2026-18**

**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**

**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  |
| Assistant CFO - (Jan 1, 2026 – April 30, 2026)                   | \$122,635.50 |
| Chief Financial Officer (part time) Jan 1, 2026 – April 30, 2026 | \$98.68/hour |
| Tax Collector (part time) Jan 1, 2026 – April 30, 2026           | \$98.68/hour |
| Tax Collector (part time) May 1, 2026 – December 31, 2026        | \$90.00/hour |
| Finance/Tax & Utility Assistant                                  | \$55,000.00  |
| Technical Assistant to Construction (part time)                  | \$35.51/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   |
|-----------------------------------------------|--------------------|-----------|
| <b>Police Department:</b>                     |                    |           |
| Crossing Guards                               | \$ 15.13           | \$ 29.42  |
| Crossing Guard – Special Events               | \$ 40.00 per hour  |           |
| Special Police                                | \$ 17.00 per hour  |           |
| <b>Part Time Employees – All Departments:</b> |                    |           |
| 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.

Council Member Rubenstein made a motion to introduce Ordinance 2026-18, second by Council Member Chandler with all members present voting in favor.

**BUDGET INTRODUCTION**

**BOROUGH OF PENNINGTON  
RESOLUTION 2026-3.18**

**RESOLUTION AUTHORIZING INTRODUCTION OF THE MUNICIPAL BUDGET FOR 2026**

**WHEREAS**, the Municipal Budget of the Borough of Pennington, County of Mercer for the Fiscal Year 2026 needs to be introduced.

**BE IT RESOLVED**, that the attached statement of revenues and appropriations shall constitute the Municipal Budget for the year 2026;

**BE IT FURTHER RESOLVED** that said Budget be published on the Borough Website no later than March 12, 2026.

The Governing Body of the Borough of Pennington does hereby approve the attached as the Budget for the year 2026.

Notice is hereby given that the Budget and Tax Resolution was approved by the Borough Council of the Borough of Pennington, on March 9, 2026. A hearing on the Budget and Tax Resolution will be held on April 7, 2026 at 7:00 pm, at which time and place objections to said Budget and Tax Resolution for the year 2026 may be presented by taxpayers or other interested persons.

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2026-3.18, second by Council Member Rubenstein.

**NEW BUSINESS**

**BOROUGH OF PENNINGTON  
RESOLUTION 2026 – 3.15**

**RESOLUTION APPOINTING TAMMIE TISDALE TAX AND UTILITY COLLECTOR ON A PART-TIME BASIS EFFECTIVE MAY 1, 2026**

**WHEREAS**, the Borough seeks to create the new title of Tax and Utility Collector with the attached job description effective May 1, 2026;

**WHEREAS**, after advertising the opportunity on the New Jersey League of Municipalities’ website, the Borough has identified Tammie Tisdale as best qualified for the position; and she is prepared to assume the role on the proposed effective date;

**WHEREAS**, Ms. Tisdale’s hiring will be subject to completion of satisfactory background check and such other pre-employment requirements as the Borough Administrator may direct in accordance with the Borough Personnel Policy and Procedures Manual;

**WHEREAS**, Ms. Tisdale has New Jersey Tax Collection Certification with strong customer service and managerial skills, math and analytical skills, a working knowledge of the legal requirements for tax collection and reposting and lien redemption, and knowledge of Edmunds Tax and Utility software;

**WHEREAS**, before her official commencement date, Ms. Tisdale will work with existing staff to ease transition;

**WHEREAS**, as Tax and Utility Collector, and during her transition period, Ms. Tisdale will be compensated at the rate of \$80 per hour with an annual cap of \$36,000;

**WHEREAS**, Ms. Tisdale will work in the Administrative office in Borough Hall and report to the Borough Administrator;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, subject to the recitals stated above, that:

- (a) The position of Tax and Utility Collector is hereby created and attached job description adopted: and
- (b) Ms. Tisdale is hereby appointed to the position for the Borough of Pennington effective May, 1, 2026.

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2026-3.15, second by Council Member Angarone with all members present voting in favor.

Ms. Stern and Ms. Angarone suggested clarification of the job descriptions that were provided. Mr. Caminiti stated that there will be an overlap between the meter reading and the billing because of depth of bench. Mr. Caminiti stated that management of the meters and the readings will be handled in public works and the billing and collection will be handled in the finance office, but there will be an overlap to provide for coverage for vacations and such.

**BOROUGH OF PENNINGTON  
 RESOLUTION 2026 – 3.16**

**RESOLUTION APPOINTING JUDITH CLAUSS AS FINANCE/TAX & UTILITY ASSISTANT  
 EFFECTIVE MARCH 27, 2026**

**WHEREAS**, the Borough seeks to create the new title of Finance/Tax and Utility Assistant with the attached job description, effective March 27, 2026;

**WHEREAS**, after advertising the opportunity on the New Jersey League of Municipalities’ website, the Borough has identified Judith Clauss as best qualified for the position;

**WHEREAS**, Ms. Clauss’ hiring shall be subject to completion of a satisfactory background check and such other pre-employment requirements as the Administrator may direct in accordance with the Borough Personnel Policy and Procedures Manual;

**WHEREAS**, Ms. Clauss will provide support to the Finance and Tax and Utility Collection offices with responsibility for processing purchasing orders, assisting with budget preparation, tax and utility billing and collection, payroll processing and benefits administration, interacting with the public and other departments;

**WHEREAS**, Ms. Clauss has experience with municipal finance and tax and utility collection, accounts payable, finance administration and payroll and is proficient with Edmunds tax and utility software and other required software;

**WHEREAS**, Ms. Clauss will work full time for an annual salary of \$55,000;

**WHEREAS**, Ms. Clauss will work in the Administrative office in Borough Hall and report to the Borough Administrator and the Chief Financial Officer;

**NOW, THEREFORE BE IT RESOLVED**, by Borough Council of the Borough of Pennington, incorporating the recitals stated above, that

- (a) the title of Finance/Tax and Utility Assistant is hereby created and the attached job description approved, and
- (b) Ms. Clauss is hereby appointed to that position for the Borough of Pennington effective March 27, 2026.

**Record of Council Vote on Passage**

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

Council Member Chandler made a motion to approve Resolution 2026-16, second by Council Member Stern with all members present voting in favor.

**BOROUGH OF PENNINGTON  
 RESOLUTION 2026-3.17**

**RESOLUTION APPROVING SETTLEMENT OF LITIGATION**

**WHEREAS**, on the advice of the Borough Attorney, the matter of 15-17 N. Main St., LLC v. Borough of Pennington, Superior Court of New Jersey, Mercer County (Docket No. MER-L-001965-25) has been tentatively settled between the parties subject to approval by Borough Council;

**WHEREAS**, this matter involves a billing dispute following an accidental spillage of water at the plaintiff’s property as the result of frozen water pipes;

**WHEREAS**, the proposed settlement would require the property owner to make full payment for the 491,000 gallons of metered water flow in the amount of \$5,018.39 but would forgive a comparable sum of \$5,309.99 for the sewerage portion of the bill in the unique absence of evidence that any part of this extraordinary metered water flow entered the sanitary sewer system;

**WHEREAS**, this compromise avoids the expense and uncertainty of continued litigation and does not therefore establish a precedent;

**NOW, THEREFORE, BE IT RESOLVED**, by Borough Council of the Borough of Pennington, incorporating the above recitals, that the proposed settlement is hereby approved, subject to payment to the Borough in the amount of \$5,018.39 within 30 days from the date of adoption of this resolution and the execution of such further documentation as the Borough Attorney and the Court may require.

**Record of Council Vote on Passage**

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

Council Member Rubenstein made a motion to approve Resolution 2026-3.17, second by Council Member Angarone with all members present voting in favor.

**Public Comment**

Mayor Davy asked that anyone wishing to speak, please raise your hand so the Borough Clerk can acknowledge you, please state your name and address for the record and limit comments to the Governing Body to a maximum of 3 minutes.

There were no comments from the public.

AT: 7:40 PM, Council Member Chandler made a motion to adjourn the meeting, second by Council Member Angarone with all members present voting in favor.

Respectfully submitted,

Elizabeth Sterling  
Borough Clerk