

BOROUGH OF PENNINGTON
RESOLUTION 2026 – 8.5

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

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

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

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

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

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

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

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

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

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

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

Record of Council Vote on Passage

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

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

Gian Paolo Caminiti, Borough Clerk