

**BOROUGH OF STOCKTON  
BOROUGH COUNCIL**

**OFFICIAL MINUTES  
APPROVED: 11/10/14**

**REGULAR MEETING  
OCTOBER 13, 2014**

A Regular Meeting of the Borough Council of the Borough of Stockton was called to order by Mayor Stephen Giocondo at 7:03 pm on October 13, 2014. The following members of the Borough Council were present: Mr. Aaron Lipsen, Mr. Nic Messina, Tim Nemeth, Mrs. Kate Steffanelli and Mr. Donald Vandegrift. Mr. Neal Esposito was absent. Borough Administrator/Clerk Michele Hovan was also present. There was one member of the public present.

Mayor Giocondo read the "Sunshine Statement" indicating the meeting was being held in accordance with the Open Public Meetings Act and led the flag salute. Mayor Giocondo then asked for a moment of silence for ailing Councilman Esposito, who was suffering from a serious health condition.

Mayor Giocondo opened the meeting to the public. Mr. Charles Soriero, Main Street, asked Council to consider passing a resolution in opposition to the PennEast pipeline, which was planned for construction through Hunterdon and Mercer counties, and close but not in, Stockton. Mr. Soriero described the project and the efforts underway by those opposed to it. Mr. Soriero provided a copy of the resolution and discussion ensued. Mr. Lipsen said he knew someone that said the original diameter size of 30" was increased to 36". Mr. Lipsen also expressed concern that the project could affect drainage into Stockton; that the pipeline could interfere with water diversion plans in the future. Mr. Soriero said there was additional concern that a station would be erected in Hunterdon County. Mr. Vandegrift said that it was his understanding that FERC ultimately decides a pipeline's fate. Discussion continued regarding the route and changes to it. Mayor Giocondo noted that taxpayer funds were used to preserve some of the properties now being affected by the pipeline. Mr. Butler added that eminent domain can be used by companies such as gas companies. On motion by Mr. Messina, seconded by Mr. Lipsen and carried, the Borough Council passed the resolution, now known as No.2014-58A.

Mr. Joe Donnelly, Executive Director of the Delaware River Joint Toll Bridge Commission, presented the Borough with a DRJTBC resolution in appreciation for long-standing relationship between Stockton and the DRJTBC on the 200<sup>th</sup> anniversary of the Centre Bridge. Mr. Donnelly mentioned a time capsule that was placed at the bridge and discussed the history. Mayor Giocondo thanked Mr. Donnelly for the acknowledgement and the partnership. There being no questions or comments the meeting was closed to the public on motion by Mr. Messina, seconded by Mr. Nemeth and carried.

Minutes – the minutes of the September 8, 2014 regular meeting were approved on motion by Mr. Nemeth, seconded by Mr. Messina and carried.

**Resolutions**

Resolution No. 2014-59, as filed in the Borough Clerk's office and listed below, was adopted on motion by Mr. Lipsen, seconded by Mrs. Steffanelli and carried.

2014-59            Submission to SAGE for NJDOT Funding – Glenwood Lane

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Roll Call:       Ayes: Lipsen, Messina, Nemeth, Steffanelli, Vandegrift  
                  Nays: None  
                  Absent: Esposito  
                  Abstain: None

Resolution No. 2014-60, as filed in the Borough Clerk's office and listed below, was adopted on motion by Mr. Vandegrift, seconded by Mr. Messina and carried.

2014-60        BAN Determination & Need

Roll Call:       Ayes: Lipsen, Messina, Nemeth, Steffanelli, Vandegrift  
                  Nays: None  
                  Absent: Esposito  
                  Abstain: None

Resolution No. 2014-61, as filed in the Borough Clerk's office and listed below, was adopted on motion by Mr. Nemeth, seconded by Mr. Vandegrift, and carried.

2014-61        Best Practices Submission 2014

Roll Call:       Ayes: Lipsen, Messina, Nemeth, Steffanelli, Vandegrift  
                  Nays: None  
                  Absent: Esposito  
                  Abstain: None

Ms. Hovan said that Council previously authorized an appraisal for the property and that she learned from the Borough Engineer that a wetlands determination should be conducted before committing to the appraisal expenditure to determine if the appraisal should proceed. Mr. Vandegrift said that the information on the wetlands should be in the appraisal and Mr. Messina and Ms. Hovan said that it typically is not. Resolution No. 2014-62, as filed in the Borough Clerk's office and listed below, was adopted on motion by Mr. Vandegrift, seconded by Mr. Nemeth, and carried, with Mrs. Steffanelli voting in opposition and Mr. Lipsen recusing himself due to the proximity of the property to his house. Mayor Giocondo noted that he was also recused from the issue as he is co-executor of the estate selling the property.

2014-62        Wetlands Determination – Block 5, Lot 15

Roll Call:       Ayes: Messina, Nemeth, Vandegrift  
                  Nays: Steffanelli  
                  Absent: Esposito  
                  Abstain: Lipsen

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Claims for Payment

The Claims for Payment, as attached, were approved on motion by Mr. Nemeth, seconded by Mr. Messina and carried. Mrs. Steffanelli requested the total paid to date for the Well #3 remediation issue.

Roll Call:           Ayes: Lipsen, Messina, Nemeth, Steffanelli, Vandegrift  
                          Nays: None  
                          Absent: Esposito  
                          Abstain: None

Discussion/Possible Introduction – Property Maintenance Ordinance

Mayor Giocondo and Mr. Butler provided an overview of the ordinance draft, which Mayor Giocondo said he was passionate about since there are two examples in town where un-kept properties were not being addressed by the owners despite all efforts by the Borough. Mr. Butler discussed exposure and enforcement tools. Mr. Butler also provided an explanation about the recent legislation that made the ordinance possible to go after the banks that own foreclosed properties. Mr. Lipsen questioned the totality of the ordinance and if there was a way to exclude backyards that are natural areas. In response to a question raised by Mr. Vandegrift, Mr. Butler said the intent was to correct eyesores, not to collect revenue from court fees. After considerable discussion, Mayor Giocondo asked Council members to provide comments to Ms. Hovan, who would in turn get them to Mr. Butler in time for the next meeting.

Discussion – Supplemental Police Services – Delaware Township

Mr. Nemeth said that he, Ms. Hovan and Court Administrator Cindy Hooven met with Delaware Township regarding supplemental police services and that all was proceeding. Ms. Hovan said she was working on a draft to submit to Council.

Discussion – Tree Work in Stockton Park

Mr. Lipsen reported that there were several areas in Stockton Park that he requested tree work quotes for – the playground area, sitting area, and parking areas – and asked Council for their input. Discussion focused on the playground area as a priority. Mr. Lipsen said that one of the tree vendors said the tree in the parking area could be relocated to enable the parking area to be reconfigured or expanded. Mr. Lipsen said that one of the proposals listed only a day rate and that he would seek additional detail so that Council could better analyze the costs.

Mayor’s Report – Mayor Giocondo reported that Assemblywoman Donna Simon’s office said a contract was executed to study the river bank.

Council Liaison Reports

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Mr. Lipsen reported that he replaced fence posts, put garbage cans away and talked to Richard Yard about restoring water service to the park. Mr. Lipsen said he talked to John Sowsian about the broken sidewalks on Bridge Street and that he would send the proposal to the Borough Engineer. Mr. Lipsen continued discussion about the park trees, adding that cabling trees might be a project for next year. Mr. Lipsen said he talked to Chief Hendricks about the fire hydrant painting project, learned that one on Risler was underperforming and that if the hydrants were color coded based on pressure, it would be helpful for firefighting purposes. Mayor Giocondo said that color-coding hydrants based on pressure could be alarming or misleading for residents. Mr. Lipsen said he also talked to John Sowsian about gravel for the expanded parking area.

Mayor Giocondo announced the next meeting would be Monday, November 10, 2014. There being no further discussion, the meeting was adjourned at 9:11 pm on motion by Mr. Nemeth, seconded by Mr. Vandegrift and carried.

Respectfully submitted,

Michele Hovan, RMC  
Borough Clerk