



STOCKTON BOROUGH COUNCIL Regular Meeting Minutes

July 17, 2023 – 7:00 pm
Stockton Fire Company, 9 Mill Street, Stockton, NJ

Adequate notice of this meeting has been provided by a notice mailed to the Hunterdon County Democrat and The Trenton Times, posted on the Borough Website, on the window of Borough Hall, and filed with the Borough Clerk as required by law.

Meeting Called to order at 7:03 PM by Mayor Lipsen.

ROLL CALL:

PRESENT: Mayor Lipsen, Council President Mann, Councilperson Hunt, Councilperson Folz, Councilperson Brown

ABSENT: Councilperson Hendricks, Councilperson Kozuhowski

ALSO PRESENT: Borough Atty. Michael Butler, Special Deputy Clerk Michele Bobrowski

FLAG SALUTE:

Mayor Lipsen led the flag salute and a Moment of Silence followed in memory of the storm victims in Upper Makefield, Pennsylvania who lost their lives.

Mayor Lipsen thanked the Stockton Fire Company who helped protect the Borough during the flash floods on July 9th, along with the Water and Sewer Department who kept systems functioning during the 24-hour power outage this past Sunday, July 17th.

APPOINTMENT:

- **APPOINTMENT OF SPECIAL DEPUTY CLERK-RESOLUTION 23-69**

Councilperson Folz made a motion, seconded by Councilperson Brown to approve Resolution 2023-69.

Roll Call: Aye: Folz, Brown, Hunt, Mann

Nay: None

Abstain: None

Motion Carried

APPOINTMENT OF SPECIAL DEPUTY CLERK-RESOLUTION 23-69

WHEREAS, effective March 1, 2023, the Borough Clerk Monica Orlando is out on leave; and

WHEREAS, the Borough Deputy Clerk Tiffany Crivelli is not available for the July 17, 2023, Stockton Borough Council meeting; and

WHEREAS, there is a need to continue business as usual for the Borough Council Meeting.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stockton that Michele Bobrowski, RMC, shall serve as the Special Deputy Borough Clerk for the July 17, 2023, Stockton Borough Council Meeting; and

BE IT FURTHER RESOLVED, that Michele Bobrowski is responsible for taking minutes in connection with the Open Public Session and Executive Session; and

BE IT FURTHER RESOLVED, that Michele Bobrowski will be paid at \$30 per hour for the meeting and for the time it takes to complete the minutes; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

PRESENTATION:

- **ROBERT McEWAN OF THE LOWER DELWARE WILD AND SCENIC RIVER COMMITTEE**

Robert McEwan discussed the Lower Delaware Wild and Scenic River (LDWSR) Partnership with the National Park Service, State and local entities, non-profit organizations, etc. along the Delaware River between the Delaware Water Gap and Washington's Crossing. Mr. McEwan represents the Lower Delaware Tributary Project Task Force whose goal is to add eligible tributaries to this special designation. The National Wild and Scenic Rivers Act took effect in 1968 and it was created to protect certain selected rivers that possess features such as scenic recreation, historic, cultural, or similar values that should be protected for the benefit and enjoyment of present and future generations. In addition to these protections, the Lower Delaware Wild and Scenic River Partnership has provided over \$2 million in National Park Grants to river communities and over 80 partnership projects completed, along with 50 partnership organizations involved. Currently, the Lower Delaware Wild and Scenic River right now is studying all eligible rivers, creeks, and streams in New Jersey and Pennsylvania along the Lower Delaware to determine interest. A tributary designation can only be accomplished with local support. Land ownership remains private and subject only to local government zoning and water management requirements.

OPEN PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

None

APPROVAL OF MINUTES:

- a. February 22, 2023 Regular Session – TABLED to a Later Date To be Determined
- b. March 20, 2023 Regular and Executive Session Minutes – TABLED to August 21, 2023
- c. April 17, 2023 Regular Session Minutes – TABLED to August 21, 2023
- d. May 15, 2023 Regular and Executive Session Minutes – TABLED to August 21, 2023
- e. June 19, 2023 Regular and Executive Session Minutes – TABLED to August 21, 2023

ORDINANCES:

- **Public Hearing on Ordinance 23-04:** Authorizing the Acquisition of Real Property Pursuant to N.J.S.A. 40a:12-5

Councilperson Folz made a motion, seconded by Councilperson Brown to open public comment for Ordinance 2023-04.

Roll Call: Aye: Folz, Brown, Hunt, Mann

Nay: None

Abstain: None

Motion Carried

Mayor Lipsen noted that Stockton School has been vacant since 2018. The School District opened the school building last week and several members of the public toured the building. If the Ordinance is adopted, it authorizes various people to sign documents on behalf of the Borough. The School is protected and on the registry of historic buildings and will not be demolished, so the question is whether the Borough should take ownership. The Borough Council has been working hard to gather information, has had multiple building inspections conducted, and is doing its best to estimate costs. A lot of information has been placed on the Borough website regarding this matter, and copies of the summary of the information was made available for the public during the meeting. The Borough does not have any full-time employees and is doing the best it can to disseminate this information to the public.

Mayor Lipsen advised that not a lot of financial pieces are in place. The Borough is capped at 2% when it comes to raising taxes and the Borough is not large enough to take a bond out. The Borough would be eligible for a 10-year loan and the audit report is not finalized to understand the Borough's finances for the balance of this year.

Borough Atty. Butler ordered a survey of the property and is waiting for the Diocese of Metuchen to provide documentation as to the Access Agreement for the parking lot.

A referendum may be needed regarding this purchase and if so, Hunterdon County Clerk Melfi will need a resolution and question from Borough Council no later than August 25th.

Councilperson Hunt-Three inspections have been done on the school and a mold remediation inspection company has been contacted. Immediate remediation would need to be done to allow for building use and other remediation would need to be done later down the road. There will need to be ADA compliance and access along with bathroom upgrades associated with these ADA requirements. These are additional costs besides remediation and associated with remodeling the school to allow use of the

building. A National Historic Registry Grant was received several years ago to paint the school and if the Borough would like to change the color of the school the Borough will need to repay the grant. The school dates to the late 1800s and that provides for future grant opportunities for the Borough.

Councilperson Brown-Questioned if there is a portion of the property without a deed Borough Atty. Butler advised that there is a deed for all the property and documents go back as far as the 1800's. A quiet title action was filed by the School District and potential family members who could be owners signed their rights away on the property. The Borough is waiting for documentation to show the property's boundary line. It is suspected to be somewhere in the parking lot. Mayor Lipsen explained that the Holcombe family descendants have asked for a plaque memorializing the family as the original donors of the school property.

As to additional costs associated with the acquisition of the school, Borough Atty. Butler advised that the title search needs to be updated and will cost approximately \$1,000.00 and Real Estate fees will be minimal. Councilperson Brown noted that the School District paid for court documents and was told it may be approximately \$20,000.00 to construct an ADA ramp which will be required regardless of it being a historical building or insurance requirements.

Council President Mann-Need to look at the costs to maintain the current Borough Hall. Currently Council is meeting at the firehouse.

Councilperson Hunt- Will need to have a transition period selling Borough Hall and going to the school. The lower portion of the school if used for offices would require using the basement.

Councilperson Brown-Asked if there is a way to get an evaluation of the current Municipal Building to see what it is valued at and if sold what the Borough could sell it for. Questioned if Borough Hall and the school are in a flood zone, and if so, would the new 2ft. elevation requirements be required. Mayor Lipsen noted that he will need to look into the flood zone for these two structures. South Hunterdon School Board Member Gallagher noted that the Stockton School District did not have flood insurance in 2013 and did not pay for flood insurance. Not sure if the maps have changed since then.

Councilperson Brown-NJ DEP flood maps have been updated and the Borough will need to look into this and speak with the Borough Engineer.

CFO McDaniel advised that the Borough did not budget for the acquisition and associated costs for the purchase of the school and the Borough has a limited budget with a 2% cap on tax increases. The Borough can look into other revenue sources. A big portion of the budget is for contracted services. The Borough will receive \$25,000.00 this year in stormwater grant money for getting the stormwater management plan approved and Borough Engineer costs will come out of that grant to offset the expenditures of funds from the 2023 budget for stormwater management. If the Borough were to raise taxes, raising taxes by one cent would generate roughly \$11,000.00. CFO McDaniel recommends that the Borough Council take their time in their decision on the school and speak with the Auditors as she is concerned about going over the cap. Councilperson Brown noted that slowing down the decision making on this matter suggests tabling the Ordinance and with the audit finalized maybe Council will get copies

of it prior to the next meeting to review.

Mayor Lipsen asked South Hunterdon School Board Member Gallagher to weigh in.

South Hunterdon School Board Member Gallagher-Not sure what there is to weigh in. The school should be under the care of the Borough. Understands that the Borough has limited financial resources. The purchase price of \$1.00 will not break the bank but understands long-term planning. The School District voted 2 years ago to sell Stockton School to the Borough and these decisions can change year to year due to changing members of the School Board.

Odenwald-Questioned what will happen if the Borough does not move forward with the sale of the school. South Hunterdon School Board Member Gallagher advised that the School Board has not thought that far. Mr. Odenwald noted that the school building is assessed at \$600,000.00. There is nothing preventing the Borough from buying it and then selling it to a private entity. Asked if the school building was sold to a private entity what would happen as far as zoning and a use. Borough Atty. Butler advised that the Planning Board would hear the application and would need to approve the use. The applicant would need to go through the normal review process, but the property would be subject to the normal process to request zoning changes. The historical attributes need to be adhered to. Mr. Odenwald noted that this decision warrants time but looking at the budget prospective, it's a risk. A survey should go out to the Borough residents asking for their input.

Berland-Supportive of Borough to purchase this landmark building. If not financially feasible, the Borough can decide what to do with the building. There are plenty of grant opportunities; it's a win-win situation. The Borough should proceed with due diligence whether with or without a referendum.

Gilbert-There are different places to have meetings. Would it make sense to sell the municipal building to get cash quicker? Wants to keep the school in the Borough's hands.

Edwards-Hopes that the Borough purchases the school and understands that Council does not have all the answers now but the Borough risks losing an important building in the town. The current municipal building does not have ADA requirements and should not be the reason not to move forward with the school.

Giocondo- Supports purchase of school as soon as possible. Agrees with the last few speakers. No one has all the answers and knows it's complicated. The current municipal building was a firehouse and a jail, and the school has more possibilities. Designate the current municipal building as historical as it would be a shame to see it torn down. These buildings are part of Stockton's bones. Acquire the school now and figure out the costs later.

Foley-Reiterates what other residents have had to say. Both buildings should be saved. The Borough can do fundraisers and encourages Council to buy the school.

Reynolds-Thankful to hear concrete numbers and if a business could not invest in one of the buildings what is the point that the Borough is trying to make? What is the Borough going to use the new space for? Until the Borough knows these answers then Council should not commit. Borough hall meetings are

barely attended and where a meeting is to be held can be easily accommodated.

Naylor- The Borough will be on the hook for a lot of expenses either way. Need to look at costs to upgrade Borough Hall.

Giffin-Appreciates the links on the website. Hasn't heard enough information and is concerned about the financial burden.

Bassett-Has seen some small changes over the years in the Borough. When they purchased an additional property in the Borough, they made the effort to move forward one day at a time and are thankful for what they have. Council should begin the process, pay the \$1.00, then decide how and what direction to go. The Borough should be in charge of and responsible for the school building. Would like to see Council move forward because the Borough has the future to figure it out.

Giffin-Didn't like the coercion of the School Board member present this evening saying if the Borough does not buy the school, then the School Board is likely to sell to an outside entity. Would like to see a referendum and see what the voters decide is the best decision for the community. The whole community should have a say in this decision process.

Mayor Lipsen clarified that he asked Mr. Gallagher to speculate on what he thought the School Board may do.

Fahy-Agrees with sentiments to buy the school for \$1.00 but knows with owning an older home that unexpected costs happen. Council needs to go with their gut feeling and not a business decision. All that Stockton Borough has is its history. Maybe a Committee can be formed to raise funds because \$11,000.00 will not get the Borough far. Mayor Lipsen noted that the Borough does have a Grants Committee.

Mayor Lipsen asked how a referendum would work if one is needed to increase the cap. Borough Atty. Butler advised that if Council is not ready to approve the Ordinance, then they should wait until the next meeting when more information is available. There are two separate issues being discussed this evening:

- 1.) A referendum asking if the Borough residents want to purchase the school
- 2.) Permission of the voters to exceed the 2% budget cap.

Councilperson Hunt-Asked if it would be possible to purchase the school for \$1.00 and then ask the residents if the Borough should keep or sell the school. Borough Atty. Butler recommends a conversation with the Auditors.

Steffanelli-Questioned how Borough Hall will be fixed up if Council does not move forward with the sale of the school. Mayor Lipsen advised that the Fire Inspector has given the Borough an extension to keep the offices there, but a new meeting location is needed.

Brown-Agrees to move forward with the purchase of the school for \$1.00 and if its financially impossible

to renovate, then sell the school and use those funds to renovate the current Borough Hall.

Councilperson Folz-Asked if the Borough becomes a landlord, is the Borough limited in who can lease. Borough Atty. Butler advised that if the tenant is not a non-profit then the Borough leases to the highest bidder and the zoning is what is permitted for the area.

Hinesley-Asked if school property zoning could be changed to residential and allow a family to live there. Money brought in from the sale of the school can be used to renovate Borough Hall.

Elizondo-People need shelter in the event of a disaster and the school building could be used as a designated shelter for the Borough.

Councilperson Brown-Asked what would be needed to change the zoning of Borough Hall or the School. Borough Attorney Butler will need to look into and determine.

Odenwald-The purchase of the school should be contingent upon the sale of Borough Hall as financial numbers are a concern. Doesn't appear to be a rush here for a decision and the School Board would need to go before the Borough Council if they decided to sell. Borough Atty. Butler noted that the School Board has been under the assumption that the Borough will buy Stockton School and if the Borough does not move forward with purchasing the school and the School Board sells it, the new property owners will only go before the Planning Board if needed and not Borough Council.

Bertland-In favor of the Borough moving forward. It is urgent to move forward but Council should take their time to prepare paperwork and prepare the sale of Borough Hall.

Councilperson Hunt-Tonight's discussion has been incredibly valuable. Council is very cognizant of the financial discussions and the necessary steps. Would like to table Ordinance 23-04 for the next meeting.

Council President Mann-When the community gets involved you can see what happens. Examples of this are the playground. Because of community involvement of the playground, new swings and mulch were obtained.

Councilperson Brown- Need to know current zoning for both structures (Borough Hall and school) and the timetable for the Planning Board if re-zoning is sought. Need to look into available grants and the ancillary costs in obtaining these grants such as engineering costs. Applying for grants will take a series of applications.

Councilperson Folz-The Borough needs more information to make the best decision to move forward.

Councilperson Brown-Need more information and need money to renovate the school. The Borough needs a business plan for that contingency.

Councilperson Hunt-Agrees that more information is needed and would like to see a referendum for 2024 in exceeding the cap.

Mayor Lipsen-Noted evaluations and the information gathered to date on the school. This information can be found on the Borough’s website.

Council President Mann-Doesn’t feel the Borough has anything to lose by purchasing the school for \$1.00 and that the Borough needs to act now.

Councilperson Hunt, made a motion, seconded by Councilperson Brown to close public comment and table Ordinance 23-04 until the next meeting. Authorization was given to Mayor Lipsen to speak to the South Hunterdon High School Superintendent on this matter and for the Borough to secure financial documents and funding sources.

Roll Call: Aye: Folz, Brown, Hunt

Nay: Mann

Abstain: None

Motion Carried

WHEREAS, the South Hunterdon Regional School District (the “School District”) is the record owner of real property located at 19 South Main Street in the Borough of Stockton, which property is more particularly identified as Lot 27, Block 7 of the Stockton Borough Tax Map (the “Property”); and

WHEREAS, the Property is presently improved with a vacant building, playground, and various accessory structures, which collectively were formerly used as a school facility; and

WHEREAS, the School District no longer has any beneficial use for the Property and desires to transfer title of the Property to the Borough; and

WHEREAS, the Borough desires to take title to the Property; and

WHEREAS, the Borough is required, pursuant to N.J.S.A. 40A:12-5, to authorize the acquisition of real property via ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stockton that:

1. The Borough is authorized to acquire from the School District the real property located at 19 South Main Street, Stockton Borough, Hunterdon County, New Jersey, being known as Lot 27, Block 7 on the Stockton Borough Tax Map, together with any and all buildings, structures, and personal property locate thereon.
2. The Mayor, the Borough Clerk, the Borough Deputy Clerk, the Borough Chief Financial Officer, and the Borough attorney are authorized to execute and/or witness any documentation required to effectuate the acquisition of the Property.
3. All ordinances, or provisions thereof, conflicting, or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such conflict or inconsistency.
4. If any section or provision of this ordinance shall be adjudged invalid, such determination

shall not affect the remaining provisions hereof, which shall remain in full force and effect.

5. This ordinance shall take effect after adoption and final publication in accordance with the law.

Councilperson Hunt-The Borough needs to be financially responsible and understands those here tonight may be disappointed.

Reynolds- Wants confirmation that there is no bad form for the Borough to purchase the school for \$1.00 and then possibly flip the school for a profit. Asked if there is a caveat. Mayor Lipsen noted that the Borough is in the preliminary discussion stage at this time.

Bertland-Asked about when carrying costs associated with the school would begin. Borough Atty. Butler noted that once the deed is signed, within weeks, costs will start to be incurred.

Gallagher- Noted that in the past the community was able to raise \$8,000.00-\$10,000.00 with the rummage sales and that could be a possibility for future fundraising.

Odenwald-Council should sign a binding letter of intent to buy with no carrying costs and that could provide positive intent.

RESOLUTIONS:

- **Resolution 23-70:** Extending 2023 Third Quarter Tax Due Date

Councilperson Hunt made a motion, seconded by Councilperson Brown to approve Resolution 2023-70.

Roll Call: Aye: Folz, Brown, Hunt, Mann

Nay: None

Abstain: None

Motion Carried

WHEREAS, the 2023 third quarter tax payments are due on August 1, 2023; and

WHEREAS, it is necessary to extend the grace period for payment of the 2023 third quarter taxes due to the lateness of receiving the certified tax rate, lateness of mailing out the tax bills and in accordance with N.J.S.A. 54:4-66.3d.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough Stockton, County of Hunterdon, State of New Jersey, that the grace period for payment of the 2023 third quarter tax bills be extended to August 22, 2023, after which time interest will be charged back to the original due date of August 1, 2023.

- **Resolution 23-71:** Bills and Claims

Council President Mann made a motion, seconded by Councilperson Folz to approve Resolution 2023-71.

Roll Call: Aye: Folz, Brown, Hunt, Mann
Nay: None
Abstain: None

Motion Carried

WHEREAS, the Mayor and Council of the Borough of Stockton find and declare that certain municipal obligations have come due and are now payable; and

WHEREAS, the Mayor and Council of the Borough of Stockton further find and declare that said obligations have been itemized on the annexed schedules, which are hereby attached and deemed part of this Resolution. *(attached to the back of these minutes)*

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Stockton, County of Hunterdon, State of New Jersey does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Treasurer in the amount of \$198,949.66.

OLD BUSINESS:

- a. Discussion / Update on USDA Letter and Stormwater Management
 - A letter was submitted to the National Resources Conservation Service/United States Department of Agriculture asking for engineering assistance and mitigation funding of the County Road 523 corridor. When the Borough met with officials in the Spring, they seemed optimistic about the project.
 - Councilperson Brown and Mayor Lipsen met with the Hunterdon County Office of Emergency Management who will likely take responsibility for repairing/ improving the drainage system between Wilson Drive and Broad Street. The estimated costs of these repairs are between \$150,000.00-\$250,000.00. The Stockton project is second in line for engineering assistance. The Borough requested a meeting with the Hunterdon County Administrator to further coordinate planning.
- b. Discussion / Update on NJDOT
 - The first meeting is scheduled for this Wednesday, July 19 at 2:30PM pertaining to crosswalks on State Route 29. The construction project is scheduled for 2027-2028.
- c. Discussion / Update on Worman Road
 - Draft plans and specifications are complete. The plans are undergoing final review and

will be submitted to FEMA. The next steps after FEMA approval are NJ Department of Environmental Protection permitting and then the work can be placed out for bid. The work is projected to be completed by the end of the year.

CORRESPONDENCE:

- Brookville Creek Clean Up

A resident contacted the Borough again about dredging. The Mayor has been in contact with this resident and has been in communication with the Hunterdon County Office of Emergency Management, the Water Authority, and the NJ Department of Transportation.

MAYOR’S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS:

Mayor’s Report:

- Lead paint inspections are now required for certain rentals per the State of New Jersey for homes constructed during or after 1978 and flood disclosure is required as well for rentals and sales.

Building and Grounds:

- Council President Mann noted that on Thursday, July 20th between 4 PM-7PM the brewery is having a fundraiser for the playground. The playground road is currently closed due to flooding and so is the bridge.

Community Outreach:

- The Cheryl Kennedy Memorial Event was very successful with great music and food. Many members of the community came out and it was a great way to honor Cheryl Kennedy and it was a true celebration of life.
- The Stockton Borough Fire Company will be hosting a car show on July 21st.
- Council President Mann noted that the Borough will be participating in the Dance for the Cure’s Tie the Town Pink campaign where pink ribbons remind residents about Breast Cancer Awareness. The organization is providing the Borough with supplies to participate in this cause at no cost to you. Speak to Council President Mann after the meeting tonight or send him an email to participate.

Public Safety:

- Residents can register for Reverse 911. Details on how to register will be put on the Borough's website.
- Delaware Township Police have been making a presence in the Borough as requested.
- There was a bear sighting in the Borough. Bear safety tips will be placed on the Borough's website for residents.
- Animals with diseases such as coyotes have been seen in the Borough. If you see an animal showing signs of having a medical issue, please contact Animal Control.

Infrastructure:

- The Borough has brought in a new water and sewer assistant and is training a new water meter reader. Looking closely at water and sewer systems. More discussion soon.
- The Engineer is coming to the Borough. If residents have items of concern they would like addressed, please email Borough Council about your needs.
- A new LED light bulb was installed in the lamp on Bridge Street across from the deli. If the residents like it, the Borough will install more. Each bulb with installation costs \$ 120.00 total.

OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA:

Foley-Questioned the number of creeks in the area and what does "keep them recreational" mean? Mayor Lipsen noted that there are approximately 30 creeks with some that continue in Frenchtown Borough and Alexandria Township. "keep them recreational" means to draw the public but the public cannot access private property.

Odenwald-The Borough is an amazing place to walk and visit. Community Park has been a huge success. When the creek next to his home overflowed, the Mayor was there with a pitchfork to help. Mr. Odenwald would like to donate two Bocce Ball courts and start a league. It's an amazing way to build community interest.

Slack-Had asked to see the detailed inspection report of the school at the last meeting and was pleased to see that it had been posted on the website.

Steffanelli-Concerned about the water bill increase. Mayor Lipsen advised that residents can contact the water operator and their contact information can be found on the Borough website. There are only about 230 public customers, and everyone owns a part of the water and sewer systems. If repairs are needed, everyone pays for those repairs. It's not a for-profit company and the Borough has the option to sell the utilities like other Municipalities. Residents need to be mindful that all costs are incurred by the customers.

Franco-Addressed concerns that her water/sewer bills are similar to neighbors with large families. She is not there for several periods of time and doesn't understand why the bill is the same as the neighbors. Mayor Lipsen suggested that they contact the water operator to look into the matter and advises that residents should check hoses, running toilets, etc. to ensure that increased bills are not the result of accidental water usage that goes unnoticed. Meters are also certified for only so many years.

NEXT MEETING – Tuesday, August 15, 2023, 7:00 pm Special Meeting

Councilperson Folz made a motion, seconded by Councilperson Hunt to adjourn **(10:05 PM)**.

Roll Call: Aye: Folz, Hunt, Brown, Mann

Nay: None

Abstain: None

Motion Carried

Meeting Adjourned at 10:05 PM.

Respectfully Submitted:

Michele Bobrowski, MMC/RMC