



## STOCKTON BOROUGH COUNCIL Regular Meeting Agenda

July 15, 2024 – 7:00 pm  
9 Mill Street, Stockton, NJ (Firehouse)

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1. **CALL TO ORDER AND STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT:**  
This meeting is called pursuant to the provisions of the Open Public Meetings Act. 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.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**  
Brown, Fisher, Folz, Hunt, Kozuhowski, Mann, Lipsen
4. **EXECUTIVE SESSION -**  
**N.J.S.A. 10:4-12b.(7)**  
Pending litigation *Pasinyck v Stockton* and matters falling within the attorney-client privilege in connection with same
5. **PROCLAMATION:** None
6. **APPROVAL OF MINUTES**  
June 17, 2024 Regular  
June 20, 2024 Special-Bill Pay
7. **OPEN PUBLIC COMMENT:**  
Any person desiring to address the Borough Council during periods designated for public comment shall first seek recognition by the mayor, or presiding officer, and upon recognition shall state their name and address. All comments shall be addressed to the mayor or presiding officer. Comment will be limited to 5 minutes per comment.

## Agenda-Continued

### 8. CORRESPONDENCE

- Hunterdon County Commissioners-CAP Creation Resolution of Support
- Thomas Hunt-Donation of Flag
- Stephen Giocondo-Proposed On-Street Parking or Storage of a Motor Vehicle and/or Debris Ordinance for Adoption
- Land Use Board-Ord 24-07
- Board of County Commissioners-Hunterdon County- Municipal Parks and Recreation Program

### 9. OLD BUSINESS

- Worman Road
- Parking
- Tree Replacement Ordinance and farming activities

### 10. NEW BUSINESS

- Appointment of Jeffrey Harrison as Planning Board Alternate.
- Hunterdon County Open Space Trust Fund Grant.
- Snowplow Contract
- Stockton Playground plaques

### 11. ORDINANCES 1<sup>st</sup> Reading:

- 24-08 Noise Ordinance

#### ORDINANCES-2<sup>nd</sup> Reading Public Hearing/Adoption

- 24-07 Off Street Parking (postponed from June meeting)
- 24-09 Ordinance Violation

### 12. RESOLUTIONS

24-66 Support of Hunterdon County CAP (Community Access Point) for Veterans

24-67 Bill List

24-68 RevolutionNJ Support

24-69 Stockton Inn Developers Agreement

24-70 PFAS Signatures

24-71 Authorizing QPA to Award Agreement for Professional Engineering Services in Connection to Worman Road

### 13. MAYOR'S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS

### 14. OPEN PUBLIC COMMENT

Any person desiring to address the Borough Council during periods designated for public comment shall first seek recognition by the mayor, or presiding officer, and upon recognition shall state their name and address. All comments shall be addressed to the mayor, or presiding officer. Comment will be limited to 5 minutes per comment.

**15. EXECUTIVE SESSION-**

**N.J.S.A. 10:4-12b.(5)**

Matter involving the potential purchase, lease, or acquisition of real property with public funds

**N.J.S.A. 10:4-12b.(7)**

Matter involving potential litigation and/or contract negotiation in which the Borough may become a party

**16. POTENTIAL ACTIONS ON ITEMS FROM EXECUTIVE SESSION**

**17. NEXT MEETING** – August 19, 2024 at the Prallsville Mill, 33 Risler Street, Stockton NJ 08559.

**18. ADJOURNMENT**

**Ordinance # 24-08 (First Reading)**

**Ordinance # 24-08**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON  
REGULATING LOUD, DISTURBING, CONTINUOUS AND  
EXCESSIVE NOISE AND AMENDING ORDINANCE NO. 11-  
04**

**WHEREAS**, by Ordinance No. 11-04, the Council of the Borough of Stockton, adopted regulations prohibiting unnecessary noise and defining activities constituting unnecessary noise; and

**WHEREAS**, at this time the Borough seeks to reaffirm its commitment to protecting the community from public nuisances including but not limited to unnecessary noise and noise injurious to the well-being of the public, and in furtherance thereof, to update the provisions of Ordinance No. 11-4.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stockton in Hunterdon County, New Jersey as follows:

**Section 1. Noise prohibited - generally.**

It shall be unlawful for any person to make, continue or cause to be made or continued any loud, disturbing or excessive noise or any noise which endangers the health, safety or welfare of the community, or which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the Borough of Stockton.

**Section 2. Noises expressly prohibited or restricted - Acts enumerated.**

The following acts, among others, are declared to be loud, disturbing, excessive or continuous noises, and a danger to the health, safety and welfare of the community, in violation of Section 1, but the enumeration shall not be deemed to be exclusive:

- A. *Horns, whistles, bells and signaling devices.* The sounding of any horn, whistle, bell or any type of signaling device on any automobile, motorcycle, streetcar, bus or other vehicle in the Borough, except as a danger warning; the creation by means of any such horn, whistle, bell or signaling device of any unreasonably loud or harsh sound; the sounding of any such horn, whistle, bell or signaling device for an unnecessary and unreasonable period of time; the use of any horn, whistle, bell or other signaling device

operated by engine, exhaust or by compressed air or gas or by vacuum; and the use of any horn, whistle, bell or signaling device when traffic is for any reason not moving normally.

- B. *Radios, televisions, musical instruments and other machines, players or devices of any type or technology, using any type of media, used for the creation of any music or sound.* The use or operation of any of the foregoing devices, with or without amplification, in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants, or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle, chamber or premises in or at which such machine or device is operated and who are voluntary listeners thereto. The following shall be prima facie evidence of a violation of this Subsection 2.B:

1. The operation of any such set, instrument, machine, device or player between the hours of 10:00 p.m. and 8:00 a.m. in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure or vehicle in which or land on which it is located; or
2. The operation of any such set, instrument, machine, device or player between the hours of 10:00 p.m. and 8:00 a.m. in such a manner as to be plainly audible within any residence neighboring the building, structure or vehicle in which or land on which it is located.

As used in this ordinance, "plainly audible" shall refer to any sound that can be detected by a person using that person's unaided hearing faculties.

- C. *Commercial loudspeakers, amplifiers, etc.* The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, loudspeaker, sound amplifier, or any other machine, player or device of any type or technology for the producing or reproducing of sound which is audible upon the public streets for the purpose of commercial advertising or for any other purpose, except as may be authorized in connection with law enforcement or public emergencies or as permitted by Council or other ordinance, such as in the case of a Borough-sponsored celebration or parade.
- D. *People noises.* Yelling, shouting, whistling, singing or conducting unnecessarily loud or annoying vocal utterances at any time or place, so as unreasonably to annoy or disturb the quiet, comfort or repose of any person in any dwelling or of any person in the vicinity.
- E. *Animals, including but not limited to birds and dogs.* The keeping of any animal, including but not limited to any bird or dog, which, by causing frequent or long continued noise, shall disturb the comfort or repose of any

persons in the vicinity. For purposes of this subsection, the following shall be prima facie evidence of a violation of this section: such animal vocalizing (i.e., howling, barking, squawking, etc.) continually for ten (10) minutes or intermittently for thirty (30) minutes, unless provoked, and plainly audible at a distance of fifty (50) feet from the structure in which or land on which it is located.

- F. *Non-vehicular whistles, horns and other signaling devices.* The sounding of any whistle, horn and other signaling device, except to give notice of the time to begin or stop work or as a warning of fire or danger, by or upon request of a duly authorized government official, or as may be required by general law or ordinance, or directed by a duly authorized state or federal official.
- G. *Exhausts.* The discharge into the open air of the exhaust of any steam engine, stationary jet or internal combustion engine or motor vehicle, except through a properly functioning muffler or other device which will effectively prevent loud or explosive noises therefrom.
- H. *Overloaded, improperly operated vehicles.* The use of any automobile, motorcycle, truck or vehicle so out of repair, or so loaded or operated in such a manner as to create loud and unnecessary grating, grinding, rattling or other loud or disturbing noise.
- I. *Loading or unloading vehicles; opening boxes.* The creation of loud and excessive noise in connection with the loading or unloading of any vehicle or the opening or destruction of bales, boxes, crates or containers.
- J. *Construction work.* The excavation, grading, paving, erection, demolition, alteration or repair of any premises, street, building or structure at any time other than between the hours of 10:00 a.m. and 5:00 p.m. Sundays, 8:00 a.m. and 6:00 p.m. on Saturdays, or 7:00 a.m. and 6:00 p.m. on other days, except in case of urgent necessity in the interest of public health and safety; and, if the nature of the emergency allows the prior procurement of a permit, then only in accordance with a permit first obtained from the Borough engineer as to public street work, or from the building official as to other work. Such permit may be granted for a period not to exceed three days or such other reasonable amount of time determined by the Borough engineer or building official, while the emergency continues.

If the engineer or the building official, as the case may be, shall determine that the public health and safety will not be impaired by such work within the prohibited hours, and if said official shall further determine that loss or inconvenience would result to any party in interest, said official may grant permission for such work to be done within the prohibited hours, upon application being made at the time the permit for the work is issued or during

the progress of the work. The provisions of this subsection shall not apply to interior or exterior repairs or to interior alterations, the work for which is actually performed personally by a homeowner or other occupant or tenant between the hours of 7:00 a.m. and 11:00 p.m., provided, that the work shall be done without undue noise or disturbance of the peace and quiet of the nearby residences or of the neighborhood.

- K. *Refuse collection.* The collection, transportation or disposal of garbage, trash, cans, bottles and other refuse by persons engaged in the business of scavenging or garbage collection, whether private or municipal, at any time on Sundays, other than between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays or 7:00 a.m. and 6:00 p.m. on all other days, except in case of urgent necessity in the interest of public health and safety and, if the nature of the emergency will allow the prior procurement of a permit, then only in accordance with a permit first obtained from the Borough engineer or building official. Such permit may be granted for a period not to exceed three days or such other reasonable amount of time determined by the Borough engineer or building official, while the emergency continues.
- L. *Schools and places of worship and hospitals.* The creation of any excessive noise on any street or property adjacent to any school, institution of learning, place of worship, while the same is in use, or adjacent to any hospital which unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital, provided that, with respect to such streets, conspicuous signs are displayed indicating the proximity of the school, place of worship or hospital.
- M. *Drums, other instruments.* The use of any drum or other instrument or device for the purpose of attracting attention to any performance, show, sale or other event.
- N. *Solicitors, peddlers.* The shouting or crying of solicitors, peddlers, hawkers and vendors, which disturbs the peace and quiet of the neighborhood.
- O. *Railroads, buses, trucks.* The causing, permitting, or continuing of any excessive, unnecessary or avoidable noise in the operation of railroad cars, locomotives, buses and trucks.
- P. *Gas-powered leaf blowers, snow blowers, portable generators, chain saws, hedge trimmers, string trimmers and pole trimmers.* The operation of any gas-powered leaf blowers, snow blowers, portable generators, chain saws, hedge trimmers, string trimmers or pole trimmers at any time other than between the hours of 8:00 a.m. and 9:00 p.m. on weekdays or 9:00 a.m. and 9:00 p.m. on Saturdays and Sundays; except that the use of any such equipment shall not be prohibited during the days and times set forth in this

Subsection 2.P when used in response to a bona fide emergency, such as a power outage, snow storm or other natural disaster.

- Q. *Idling, starting, etc., of vehicles at night.* Any of the following activities, when occurring in close proximity to residences between 11:00 p.m. and 7:00 a.m.: the warming up or idling of buses, trucks or tractors; and the unnecessary and repeated idling, acceleration and deceleration, or starting and stopping of automobiles and motorcycles.

### **Section 3. Permits - Issuance.**

The officers charged with the responsibility of issuing permits for the activities requiring permits in accordance with Section 2 above shall issue permits for such activities if the officer finds that the activities will not unduly or unnecessarily annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, that the activities will not violate other ordinance or law or create a public nuisance, and that the public health and safety will not be endangered thereby.

Permits shall specify the dates and hours of the permitted activities, which shall not be allowed between the hours of 10:00 p.m. and 7:00 a.m., unless the issuing officer determines that it is in the best interest of the community that the activities take place, wholly or partially, during such hours.

### **Section 4. Certain noises exempt.**

Nothing in this ordinance shall be construed to apply to bells or chimes at places of worship; to municipal, county, state or federal government agencies in connection with any emergency; to normal working activities of or activities sponsored by the Borough of Stockton; to warning devices on authorized emergency vehicles; or to horns or other warning devices on other vehicles used only for traffic safety purposes.

### **Section 5. Enforcement of ordinance.**

In addition to public law enforcement officers and others who by law are entitled to enforce or bring complaints under this ordinance, the officers who are designated under this ordinance for the issuance of permits shall have the power to enforce and bring complaints under this ordinance.

### **Section 6. Violations; penalties.**

Any person who violates this ordinance shall be subject to the following penalties for each and every violation: a fine a fine not exceeding \$2,000; or imprisonment for a period not to exceed 90 days; or performance of community service for a period not exceeding 90 days; or a combination of such fine, imprisonment and/or community service. In cases of continuing violations, each day that such violation continues shall be deemed a separate offense.



Any person who is convicted of violating this ordinance within one year of the date of a previous violation of the same provision shall be deemed and treated as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not exceed the maximum fine fixed above and shall be calculated separately from the fine imposed by the violation of the provision.

**Section 7. Severability.**

Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

**Section 8. Repealer.**

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

**Section 9. Effective Date.**

This ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduced:

Public Hearing/Adoption:

**Ordinance # 24-07(Second Reading)**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON REGULATING OFF-STREET PARKING REQUIREMENTS IN NON-RESIDENTIAL DISTRICTS AND FOR NON-RESIDENTIAL BUILDINGS AND USES, AND AMENDING ARTICLE 6 OF "THE BOROUGH OF STOCKTON ZONING ORDINANCE OF 1975"**

**WHEREAS**, by Ordinance 18-01 adopted on February 12, 2018, the Council of the Borough of Stockton amended Article 6, "Off-Street Parking and Loading," of "The Borough of Stockton Zoning Ordinance of 1975," to eliminate off-street parking requirements for non-residential buildings and uses except when the gross floor area increased; and

**WHEREAS**, the Borough Council seeks to remove the language, established through Ordinance 18-01, which limited the necessity of an applicant's compliance with off-street parking to only non-residential buildings and additions that increased the gross floor area, and replace same with updated requirements to ensure that all applicants for non-residential buildings and uses comply with the off-street parking requirements; and

**WHEREAS**, the purpose of this amendment to Article 6 is to ensure that the adequacy of parking, and impact of same on the public, is properly considered on all non-residential land use applications.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stockton in Hunterdon County, New Jersey as follows:

**Section 1. Section 6.03-1.01 of Zoning Ordinance – Off-Street Parking.**

Section 6.03-1.01 of Article 6 of “The Borough of Stockton Zoning Ordinance of 1975” is hereby amended to read as follows (additions are underlined; deletions are ~~bracketed and struck~~):

**Article 6.**

**Off-Street Parking and Loading**

**6.03 Non-Residential Off-Street Parking.**

**6.03-1.01.** The number of off-street parking spaces required by the specific use shall be provided ~~[based only on the additional gross floor area added. A]~~ for all new buildings or additions to existing buildings in the non-residential districts~~[ and]~~, for non-residential buildings and uses and buildings in the residential-business (permitted) district and for non-residential uses in residential districts, in accordance with the following schedule ~~[shall be required to comply with the Schedule of Required Off-Street Parking Facilities].~~

**Section 2. Severability.**

Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

**Section 3. Repealer.**

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

**Section 4. Effective Date.**

This ordinance shall be in full force and effect from and after its adoption and publication as required by law and the filing of a copy with the Hunterdon County Planning Board.

**Ordinance # 24-09 (Second Reading)**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON ESTABLISHING  
GENERAL PENALTIES AND FINES FOR VIOLATING ORDINANCES OF  
THE BOROUGH OF STOCKTON**

**WHEREAS**, pursuant to N.J.S.A. 40:49-5, the Borough Council may prescribe penalties for the violation of ordinances it has passed and may have the authority to pass and which do not have specific penalties prescribed therein; and

**WHEREAS**, at this time the Borough Council seeks to adopt an ordinance for the purpose of prescribing such penalties that apply to existing ordinances with no specific penalties, and ordinance which it may in the future adopt that do not have specific penalties, for violations thereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stockton in Hunterdon County, New Jersey as follows:

**Section 1. General Penalty**

Whenever in any ordinance of the Borough of Stockton, any act is prohibited or is made or declared to be unlawful or an offense, or whenever in any ordinance the doing of any act is required or the failure to do an act is declared to be unlawful, where no specific penalty is provided therefor, the violator of any such provision of the ordinance shall be punished by a fine not exceeding \$2,000, by imprisonment for a period not exceeding 90 days, or be required to perform community service for a period not exceeding 90 days or by a combination of such fine, imprisonment and/or community service.

**Section 2. Continuing Violations**

Each day any violation of any ordinance shall continue or shall have continued shall constitute a separate offense, unless otherwise provided in the subject ordinance.

**Section 3. Repeat Offenses**

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by the court to an additional fine as a repeat offender pursuant to the provisions of N.J.S.A. 40:49-5.

**Section 4. Failure to Pay Fines**

Any person convicted of violating any ordinance, and who is in default of the payment of any fine imposed for the violations may, in the court's discretion, be imprisoned for a term not exceeding 90 days or be required to perform community service for a period not exceeding 90 days.

**Section 5. Severability**

Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

**Section 6. Repealer**

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

**Section 7. Effective Date**

This ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

## **RESOLUTION 2024-66**

### **Calling Upon the Veterans Administration to Create a Community Access Point in Hunterdon County**

**WHEREAS**, the Hunterdon County Commissioner Board recently contacted Congressman Tom Kean and U.S. Senators Cory Booker and Robert Menendez, for their collective help in getting the U.S. Department of Veterans Affairs to increase access to VA healthcare services within Hunterdon County; and,

**WHEREAS**, the U.S. Department of Veterans Affairs has recently opened Community Access Point (CAP) centers in other counties in New Jersey, including Morris County; and

**WHEREAS**, residents currently residing in Hunterdon County must travel nearly an hour to seek care at either Lyons VA Medical Center in Somerset County or the Vet Center Outstation that recently opened in Hackettstown in Warren County; and

**WHEREAS**, the creation of a CAP in Hunterdon County has been a major priority for veterans-based organizations in Hunterdon County including the VFW and American Legion; and

**WHEREAS**, to help facilitate the establishment of a CAP in Hunterdon County, the Commissioner Board is willing to provide office space free of charge to the U.S. Department of Veterans Affairs; and

**NOW, THEREFORE, BE IT RESOLVED**, the Borough of Stockton does hereby support the Hunterdon County Commissioner Board's call for the creation of a VA Community Access Point in Hunterdon County; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to Congressman Tom Kean and U.S. Senators Cory Booker and Robert Menendez.

**Resolution 2024-67**

## Authorizing Payment of Municipal Obligations

**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.

**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 **\$213,713.88**.

The attached bill list has been approved for payment by the Mayor and Borough Council of the Borough of Stockton at their Regular Meeting on **July 15, 2024** in the amount of **\$213,713.88**.

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Aaron Lipsen, Mayor

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Thomas Hunt, Council President

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William Brown, Borough Council

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Matthew Fisher, Borough Council

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Peter Folz, Borough Council

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Ken Kozuhowski, Borough Council

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Michael Mann, Borough Council

**RESOLUTION 24-68**  
**A RESOLUTION OF THE BOROUGH OF STOCKTON, HUNTERDON COUNTY,**  
**NEW JERSEY SUPPORTING RevolutionNJ**

**WHEREAS**, Governor Philip Murphy and the New Jersey State Legislature created RevolutionNJ in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250<sup>th</sup> anniversary of the founding of the United States, New Jersey's pivotal role in the American Revolution, and the contributions of its diverse peoples to the nation's past, present, and future; and

**WHEREAS**, the New Jersey Historical Commission, under the leadership of Secretary of State Tahesha Way, with its non-profit partner Crossroads of the American Revolution established RevolutionNJ to advance the role that history plays in public discourse, community engagement, education, tourism, and scholarship in New Jersey; and

**WHEREAS**, RevolutionNJ will engage New Jerseyans in all 21 counties and 564 municipalities through its officially recognized programs, initiatives, and events over the next ten years; and

**WHEREAS**, it is fitting and desirable that we commemorate the beginning of the Nation and the role New Jersey played over the past 250 years as well as its present and future role as part of the United States, with particular focus on the individuals, ideas, and events that shaped our Country, State, and Borough; and

**WHEREAS**, RevolutionNJ will consider the role New Jersey played during the American Revolution when it saw more battles and skirmishes than any other state and was truly the Crossroads of the American Revolution; and

**WHEREAS**, RevolutionNJ will highlight the role New Jerseyans played beyond the battlefield during the American Revolution when people of diverse backgrounds contributed to the development of the State and the Nation in various ways and fought for the right to life, liberty, and the pursuit of happiness; and

**WHEREAS**, preserving, studying, and enjoying state history strengthens communities and builds bonds between New Jersey residents as we work together toward the goals of justice and equality embedded in the United States Constitution;



**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Stockton hereby endorses RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey.

**IT IS FURTHER RESOLVED** that:

1. The Borough Council commemorates the 250th anniversary of the establishment of the United States as an independent Nation.
  
2. The Borough Council authorizes the appointment of a committee to develop a plan for this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
  
3. The Borough Council further urges all its residents to reflect upon the significance of this event and the role that our State and its diverse people have played in the history and development of our Nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of the history of what we now know as New Jersey, and understanding that the revolution continues today as we uphold the revolutionary ideals articulated in our founding documents.

**Resolution 2024-69**  
**AUTHORIZING THE EXECUTION OF A**  
**DEVELOPER’S AGREEMENT WITH**  
**STOCKTON PARTNERS, LLC**  
**4 North Main Street (Block 8, Lots 7, 8 and 9)**

**WHEREAS**, Stockton Partners, LLC (“Developer”) is the owner of certain property that is designated as Block 8, Lots 7, 8 and 9 on the Tax Map of the Borough of Stockton, Hunterdon County, State of New Jersey, more commonly known as 4 North Main Street, Stockton, New Jersey (the “Property”); and

**WHEREAS**, the Borough of Stockton Planning Board (hereinafter the “Board”), granted Developer Minor Site Plan and bulk variance approval to allow the development of the Property for use as the Stockton Inn consisting of a thirteen-room hotel, restaurant/bar and event venue (the “Approval”), the details of which are set forth in the Resolution of the Board adopted on April 4, 2023 (the “Resolution”); and

**WHEREAS**, the Board’s Approval is subject to the conditions set forth in the Resolution, including that the parties shall enter into a Developer’s Agreement with the Borough of Stockton.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Developer’s Agreement between the Borough of Stockton and Stockton Partners, LLC, a copy of which is on file with Clerk of the Borough of Stockton, is hereby approved, and the Mayor and Clerk are hereby authorized and directed to execute said agreement on behalf of the Borough.
3. The Mayor, Clerk, Borough Attorney, and other appropriate officers, employees and professionals, are hereby authorized and directed to prepare and execute any and all other documents and undertake any and all acts necessary to effectuate the terms hereof.
4. This resolution shall take effect immediately.

**RESOLUTION 24-70**  
**AUTHORIZING MAYOR OR HIS DESIGNEE TO EXECUTE DOCUMENTS**  
**AND FORMS NECESSARY TO FILE CLAIMS IN PFAS CLASS ACTION**  
**SETTLEMENTS**

WHEREAS, by resolution adopted on June 17, 2024, the Borough Council authorized the Mayor to sign an agreement hiring Cossich, Sumich, Parsiola & Taylor LLC and Baron & Budd, P.C. (collectively the “Law Firms”), to assume joint legal responsibility to represent the Borough in pursuing the Borough’s claims in pending multi-district litigation (“MDL”) designed to resolve claims for PFAS contamination in Public Water Systems’ Drinking Water; and

WHEREAS, the MDL involves settlements of claims against various Defendants, including 3M company (“3M”); E.I. Du Pont de Nemours and company, Dupont de Nemours inc., the Chemours company, the Chemours company fc, llc, and Corteva, inc. (collectively, “Dupont”); Tyco Fire Products and Chemguard, Inc. (collectively, “the Tyco Defendants”); BASF Corporation (“BASF”); and other potential defendants; and

WHEREAS, the time within Public Water Systems, including the Borough, may file claims against 3M and Dupont has been extended from July 12, 2024 to July 26, 2024; and

WHEREAS, the Borough intends to finalize and submit its claims against 3M and Dupont prior to the new deadline, and claims against the Tyco Defendants and BASF prior to the applicable deadlines (which are currently not known); and

WHEREAS, it is important to ensure that the Borough has authorized the proper personnel to execute any and all documents and other forms on the Borough’s behalf so that the claims may be filed expeditiously.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stockton that the Mayor or his designee (which shall be another Council member or Council President) is authorized to execute any and all documents and other forms on the Borough’s behalf as may be necessary to submit the claims against the above-stated Defendants in the MDL settlements.

## RESOLUTION 2024-71

### AUTHORIZING THE QUALIFIED PURCHASING AGENT TO AWARD AGREEMENT BELOW THE BID THRESHOLD FOR PROFESSIONAL ENGINEERING SERVICES IN CONNECTION WITH WORMAN ROAD PROJECT

**WHEREAS**, Stockton Borough's Chief Financial Officer Diane McDaniel is a Qualified Purchasing Agent under New Jersey law; and

**WHEREAS**, by Resolution 2024-62 adopted on June 17, 2024, the Borough Council increased the bid threshold for purchases and contracts under the Local Public Contracts law to the maximum permitted, which is currently \$44,000; and

**WHEREAS**, N.J.S.A. 40A:11-3 permits the Borough Council to authorize the QPA to award contracts not exceeding the bid threshold without the necessity of a Council resolution; and

**WHEREAS**, the Borough seeks to contract with the Borough Engineer's office to provide engineering services necessary to complete the Worman Road project, and has requested a proposal from the Borough Engineer's office therefor; and

**WHEREAS**, at this time the Borough Council wishes to authorize Ms. McDaniel to award a contract to the Borough Engineer's office for engineering services in connection with the Worman Road project and cost not to exceed the bid threshold.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, as follows:

1. Diane McDaniel shall be and hereby is authorized to execute a contract with Colliers Engineering and Design for engineering services in connection with the Worman Road project.
2. The scope of work and cost shall be subject to the approval of the Infrastructure Committee.