



**Borough of Stockton
County of Hunterdon
Planning Board**



July 9, 2024 Meeting Minutes

The Stockton Borough Planning Board was held via Zoom and called to order on July 9, 2024 at 7:00pm by Vice Chair Meltzer. Ms. Meltzer read the following statement: 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.

Ms. Meltzer read the following: The Board’s General Policy is to end the presentation of testimony on applications and Board discussions by 9:00 PM and to conclude all Board business by 9:30 PM. When necessary, the Chair may permit a reasonable extension of those time limits. This meeting is being held via Zoom, a cloud-based web conferencing program. This meeting is being conducted pursuant to guidance from the Division of Local Government Services (“DLGS”). <https://www.nlgov.gov/connectinews/general/#8>. All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted until instructed to unmute yourself in order to prevent unnecessary disruptions. If you have a question or comment during the designated public comment period, please click “raise your hand”; at the bottom of your screen. You will need to have the “participants” window visible in order to see the “raise your hand”; button. You will be instructed to unmute yourself and turn on your camera (if able). If you have called into the meeting, please press *9 to raise your hand. The moderator will call on you and will need to press *6 to unmute yourself when it is your turn to speak. Please be advised that if you called into the meeting, you will be identified by your telephone number. The moderator will, if needed, acknowledge you by the last 4 digits of your telephone number. Your telephone number will be visible to all participants in the meeting and will be visible to anyone that watches a recording of this meeting. Before you begin your comment, please state your name and address for the record. If you are having technical issues, please use the chat function to alert the moderator. Please do not use the chat function for any other purpose during the meeting. Public comments and questions will not be accepted via the chat function.

Roll Call and Attendance

MEMBER	PRESENT	ABSENT
Constance Bassett	X	
Kathy Brown	X	
Thomas Hunt	X	
Mayor Aaron Lipsen	X	
Joe Martino	X	
Vice Chair Kate Meltzer	X	
Robert Miller	X	
Robert Wallace		excused
Chair John Bonanni		excused
Lisa Hendricks Alt #1		X
PB Attorney Tara St. Angelo	X	
PB Planner Joanna Slagle	X	
PB Engineer Adam Wiszniewski		excused
PB Secretary Monica Orlando		X



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Flag salute done by all.

Open to the Public - Agenda Items (5-minute Limit)

Vice Chair Meltzer opened the meeting for Public Comment.

Seeing no comments, Vice Chair Meltzer closed the public portion.

Approval of Minutes

February minutes were tabled for review.

Motion by Mr. Hunt March 5, 2024 and second by Mayor Lipsen. All in favor. None opposed

April minutes were tabled for review.

Motion by Ms. Bassett June 4, 2024 and second by Mr. Martino. All in favor. None opposed

Motion carried

Old Business

Board Planner Slagle explained the new Parking Ordinance 24-07 that is proposed by the Borough Council. This new ordinance reaffirms that what was passed in 2018 was inconsistent with the Master Plan, and this is now consistent with the Master Plan and will help work towards our goals of working on the parking issues within the Borough.

Mr. Hunt made the motion to have Board Secretary Orlando write the memo to the Borough Council it's findings that Ordinance 24-07 is consistent with the Master Plan. Second by Ms. Bassett. Mayor Lipsen abstained. All others in favor. None abstained.

Mayor Lipsen asked for any suggestions to help with parking be sent their way. There have been discussions about metered parking. There is an NJDOT grant application for repaving North and South Railroad Avenue and Bridge Street – waiting to see if any grant monies are received.

Vice Chair Meltzer asked if there are any plans for the Engineer to look for new parking opportunities within the Borough. Mayor Lipsen stated they are considering it – need to make sure there is money in the budget. Mr. Hunt said there has been talk that there is a property owner who has interest in allowing the Borough to utilize his private property for public parking. Board Attorney advised that needs to start with the Borough Council and an ordinance.

Ms. Brown commented that there is a lot more to explore such as lighting, insurance, and liability for the Borough to utilize the parking lot. Mayor Lipsen said this would all start at the Borough Council level, and they are working with the Engineer to look into parking issues.

Board Planner Slagle stated there are no updates on the Master Plan yet. It is a work in progress with the subcommittee. Mayor Lipsen asked how this would affect fair share housing. Ms. Slagle said there is a framework of what we are going to be working with. The Borough should have the affordable housing obligations by October. The new round seems to be pushing more for redevelopment which is something that the Board Attorney and Planner are working on and will send out a memo.

Mayor Lipsen expressed his desire to have this done by the end of the year.

New Business

Mayor Lipsen updated the Planning Board that they met with goHunterdon and Engineer to look at pedestrian safety. Route 29 will be getting repaved in 2025.



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Open to the Public – Agenda Items

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Seeing no comments, Vice Chair Meltzer closed the public portion.

Adjournment

Motion by Ms. Bassett to adjourn. Second by Mr. Hunt. All in favor.

Respectfully submitted,

Monica Orlando
Planning Board Secretary