



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



February 6, 2024 Reorganization Meeting Minutes

The Reorganization Meeting of the Stockton Borough Planning Board was held via Zoom and called to order on February 6, 2024 at 7:00pm by Planning Board Secretary Monica Orlando. Ms. Orlando 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. Orlando 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.nj.gov/govconnect/news/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.

Ms. St. Angelo administered Oath of Office to Thomas Hunt, John Bonanni, and Robert Wallace.

Roll Call and Attendance

MEMBER	PRESENT	ABSENT
Constance Bassett	X	
John Bonanni	X	
Steve Giocondo	X	
Lisa Hendricks	X	
Thomas Hunt	X	
Mayor Aaron Lipsen	X	
Joe Martino	X	
Kate Meltzer	X	
Robert Miller		X
Robert Wallace	X	
PB Attorney Tara St. Angelo	X	



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PB Planner Joanna Slagle	X	
PB Secretary Monica Orlando	X	

Flag salute done by all.

Nominations

Ms. Orlando asked for a nomination for Chairperson
 Motion by Steven Giocondo to nominate John Bonanni as Chairperson.
 Second by Constance Bassett.
 No other motions. All in favor. Motion carried.

Ms. Orlando turned the meeting over to Chair Bonanni.
 Chair Bonanni asked for a nomination for Vice Chairperson.
 Motion by Steven Giocondo to nominate Kate Meltzer as Vice Chairperson.
 Second by Constance Bassett.
 No other motions. All in favor. Motion carried.

Chair Bonanni asked for a nomination for Board Secretary.
 Motion by Steven Giocondo to nominate Monica Orlando as Board Secretary
 Second by Constance Bassett.
 No other motions. All in favor. Motion carried.

Lisa Hendricks entered the meeting at this 1909. It was noted at this time that the recording wasn't working, and recording of the meeting commenced at 1911.
 Ms. St. Angelo administered the Oath of Office to Ms. Hendricks.

Approval of Bills

- a) Planning Board Invoices - Planning Board Account - total \$289.00
 - Gebhardt & Keifer – Inv# 96518 – dated December 12, 2023 - \$17.00
 - Gebhardt & Keifer – Inv# 96714 – dated January 16, 2024 - \$272.00

- b) Planning Board Invoices - New Jersey Planning Officials - total\$849.00
 - NJPO - Inv# 082024446 - NJPO 2024 Membership - \$325.00
 - NJPO - Inv# 082023093 - NJPO mandatory Training (Bonanni & Meltzer) - \$262.00
 - NJPO - Inv# 082025079 - NJPO mandatory Training (Hendricks & Wallace) - \$262.00

Motion by Chair Bonanni to pay all the bills as written. Second by Mr. Giocondo.
 Ayes: Constance Bassett, Steve Giocondo, Thomas Hunt, Aaron Lipsen, Joe Martino, Kate Meltzer,
 Chair Bonanni
 Nays: none
 Motion carried



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Resolution PB24-01

BE IT RESOLVED by the Planning Board of Stockton Borough that the following is hereby established as the schedule of regular meetings of the Planning Board to be held during calendar year 2024 at 7:00 PM prevailing time via zoom with a link provided on the posted agenda unless otherwise posted:

Tuesday, February 6, 2024

Tuesday, March 5, 2024

Tuesday, April 2, 2024

Tuesday, May 7, 2024

Tuesday, June 4, 2024

Tuesday, July 2, 2024

Tuesday, August 6, 2024

Tuesday, September 3, 2024

Tuesday, October 1, 2024

Wednesday, November 6, 2024

Tuesday, December 3, 2024

Tuesday, January 7, 2025 – Reorganization Meeting

Motion by Chair Bonanni to adopt Resolution PB24-01. Second by Ms. Bassett. All in favor. None opposed.
Motion carried.

Resolution PB24-02

WHEREAS, per N.J.S.A 40:53-1 the Governing Body of every municipality may designate an official newspaper or newspapers for the publication of all advertisements and notices required by law to be published by the municipality; and

NOW THEREFORE BE IT RESOLVED, by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the following newspapers shall be designated as official newspapers in which legal notices and advertisements may be published:

The Hunterdon County Democrat

The Trenton Times

Motion by Mr. Giocondo to adopt Resolution PB24-02. Second by Mr. Hunt All in favor. None opposed. Motion carried.

Resolution PB24-03

WHEREAS, there exists a need for a Professional Attorney to advise the Stockton Borough Planning Board concerning applications, policy, and engineering issues during the year 2024; and

WHEREAS, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and



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WHEREAS, the term of this contract for this services is one year from January 1, 2024 through December 31, 2024; and

WHEREAS, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

WHEREAS, Gebhardt & Kiefer, PA has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Gebhardt & Kiefer, PA from making any reportable contributions through the term of the contract; and

NOW, THEREFORE BE IT RESOLVED by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the Board Chairperson and Secretary of the Planning Board are hereby authorized and directed to execute a contract with Tara Ann St. Angelo, Esq. and Gebhardt & Kiefer, PA, 1318 Route 31 North, Annandale, NJ 08801 for professional legal services during 2024, including review of applications for subdivisions and site plans, and general advice of the Board.

BE IT FURTHER RESOLVED that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the Borough's legal newspaper.

Motion by Mr. Giocondo to pay all the bills as written. Second by Ms. Bassett.

Ayes: Constance Bassett, Steve Giocondo, Thomas Hunt, Aaron Lipsen, Joe Martino, Kate Meltzer, Lisa Hendricks, Chair Bonanni

Nays: none

Motion carried

Resolution PB24-04

WHEREAS, there exists a need for a Professional Planner to advise the Stockton Borough Planning Board during the year 2024; and

WHEREAS, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

WHEREAS, the term of this contract for this services is one year from January 1, 2024 through December 31, 2024; and

WHEREAS, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

WHEREAS, Banisch Associates, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee



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in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Banisch Associates, Inc. from making any reportable contributions through the term of the contract; and

NOW, THEREFORE BE IT RESOLVED by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the Board Chairperson and Secretary of the Planning Board are hereby authorized and directed to execute a contract with Joanna Slagle of Banisch Associates, Inc. with offices at 111 Main Street, Flemington, NJ 08822 for professional planning services during 2024, including review of applications for subdivisions and site plans, and general advice of the Board.

BE IT FURTHER RESOLVED that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the Borough's legal newspaper.

Motion by Mr. Giocondo to pay all the bills as written. Second by Ms. Bassett.

Ayes: Constance Bassett, Steve Giocondo, Thomas Hunt, Aaron Lipsen, Joe Martino, Kate Meltzer, Lisa Hendricks, Chair Bonanni

Nays: none

Motion carried

New Business

Board Engineer

Chair Bonanni explained that our previous Engineer's firm was taken over and the new firm was not interested in working for the Borough. Mayor Lipsen spoke to the new Borough Engineer, Colliers Engineering, and recommended the Planning Board utilize them as well. Chair Bonanni asked members to review the agreement that Colliers sent over as a proposal so a new Engineer could be voted on at the next meeting.

Discussion on Stockton Borough Ordinance 18-01 entitled AMENDING ARTICLE 6 OF THE ZONING ORDINANCES REGARDING OFF-STREET PARKING REQUIREMENTS IN THE CR (COMMERCIAL RESIDENTIAL) DISTRICT

Ms. Orlando explained this ordinance was referred to the Planning Board by Borough Council for review and turned this over to Ms. Slagle. Parking in Stockton has been an issue since before 2001 when Ms. Slagle started working as the Planner. Ordinance 18-01 was found by the Planning Board at that time to be inconsistent with the Master Plan, however the Borough Council ultimately adopted this ordinance anyway. Chair Bonanni opened this portion of the meeting for Public Comment.

Eileen Foley appreciated the conversation regarding the parking ordinance. She expressed wanting to make sure residents are included in this discussion. The ordinance needs to be "more specific in its use" and she asked the Planning Board to keep the residents' needs in mind.

Adam Juncosa spoke on the parking ordinance. He hopes to see the ordinance updated to help the business on Bridge St. who this mostly effects.

Seeing no further comments, Chair Bonanni closed the public portion.

Chair Bonanni said this is going to be an ongoing conversation regarding parking in the Borough.



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Old Business

Master Plan Reexamination update – Ms. Slagle said the subcommittee is working on it. Chair Bonanni asked who is on the committee. Ms. Slagle stated Mr. Giocondo, Mr. Hunt, Ms. Meltzer, and Ms. Bassett are on it with her. Chair Bonanni stated he would like to be on the subcommittee as well.

Affordable Housing update – Ms. Slagle state we are in a hold, 4th round obligation starting in July. She spoke of pending legislation to change affordable housing guidelines.

Public Portion

Seeing no comments, Chair Bonanni closed the public portion.

Chair Bonanni thanks Steve Giocondo for his time as Chair on Planning Board.

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

Respectfully submitted,

Monica Orlando
Planning Board Secretary