



Stockton Borough Planning Board
December 3, 2024 7:00 pm

The Borough Planning Board is utilizing the ZOOM Remote Meeting Format at this time.

Join from a PC, Mac, iPad, iPhone or Android device Please click this URL to

join: <https://us02web.zoom.us/j/88578406516?pwd=MHdkNzBIRUtQbTYrVkpEcXlxQjJxZz09>

Meeting ID: 885 7840 6516 Passcode: 377389

Join by Phone: (646) 558-8656 Meeting ID: 885 7840 6516 Passcode: 377389

1. Call to Order
2. OPMA 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.
3. General Policy Statement: 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.
4. Electronic Meeting Commenting Policy and Instructions: 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 you 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.
5. Oath of Office – James Gallagher
6. Roll Call and Attendance
7. Flag Salute
8. Planning Board Accounts Review
9. Approval of Bills (roll call vote)
 - Gebhardt & Keifer – Planning Board Account Charges
 - Inv# 102455 – dated November 18, 2024 – total \$1,037.00
 - \$952.00 new charges
 - \$85.00 past due
 - Gebhardt & Keifer – Stockton Inn Escrow
 - Inv# 102456 – dated November 18, 2024 – total \$391.00
 - \$68.00 new charges
 - \$323.00 new charges



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10. Master Plan Reexamination Public Hearing and Board Discussion

11. Resolution Adopting Master Plan Reexamination
(only if discussion is not carried to the next meeting)

12. New Business

- Planning Board Review and Discussion of Stockton Borough Ordinance 2024-12, Entitled “An Ordinance of the Borough of Stockton, County of Hunterdon, New Jersey, Permitting Class 5 Cannabis Retailers in the Commercial Residential (CR) Zone and Regulating Class 5 Cannabis Retailers” for Master Plan consistency

13. Old Business

- Affordable Housing Update – Board Planner Joanna Slagle
- Planning Board 2025 Reorganization Meeting Date Reminder

14. Open to the Public – 5-minute Limit

Please note that pending applications cannot be discussed. All comments regarding pending applications should be made during the public hearing on such applications.

15. Adjournment