



STOCKTON BOROUGH COUNCIL REGULAR MEETING MINUTES

Date: February 10, 2025 – 7:00 P.M.

Held through Zoom

Mayor Aaron Lipsen., called the regular meeting of the Stockton Borough Council to order on February 10, 2025 at 7:00 P.M. Mayor Lipsen announced that this meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was transmitted to the Hunterdon County Democrat and the Trenton Times, was posted on the Borough Website, posted on the door at the Municipal Building and filed with the Borough Clerk.

PLEDGE OF ALLEGIANCE

Mayor Lipsen led those in attendance in the pledge to the nation's flag.

ROLL CALL

Present: Councilperson William Brown, Councilperson Fisher, Councilperson Peter Folz, Council President Michael Mann, Councilperson Kate Meltzer and Mayor Aaron Lipsen.

Also present were Borough Attorney Lisa Maddox and Borough Clerk, Laurie A. Courter.

APPROVAL OF MINUTES

Mayor Lipsen stated that the minutes of January 6, 2025, will be postponed for approval.

CORRESPONDENCE

Mayor Lipsen noted the following correspondence:

- Commissioner Announces SBA Economic Injury Disaster Loan Application.

NEW BUSINESS

OEM Report

Mayor Lipsen gave the following report:

OEM is continuing to participate and drill with the NAWAS system. They are continuing to work with the county on the borough's emergency operation plan and will coordinate with the different annex coordinators. They are also promoting participation in the Register Ready program. They will be attending an updated incident command class in March.

OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR

Mayor Lipsen opened the floor to public comment.

Hearing no members of the public speak up, Mayor Lipsen closed the floor to public comment.

RESOLUTIONS

Mayor Lipsen briefly discussed the first resolution on the agenda and explained that this one is for the energy aggregate program. This was discussed last year about having residents be able to sign up but this plan is not for the residents, it is for the borough's electrical usage. This is a way for the borough to gain a discount through bulk purchasing.

Motion made by Mann and seconded by Folz to approve Resolution 25-30.

Roll call: Brown, Fisher, Folz, Hunt, Mann and Meltzer.

Ayes: 6

Nays: 0

Motion passes.

RESOLUTION 2025-30

AUTHORIZING THE BOROUGH OF STOCKTON TO JOIN THE HUNTERDON COUNTY COOPERATIVE PRICING SYSTEM ID #51 (“HCCPS”)

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes local government entities to establish a Cooperative Pricing System and to enter into a Cooperative Pricing Agreement for its administration; and

WHEREAS, the County of Hunterdon, hereinafter referred to as the “Lead Agency, ” has established the Hunterdon County Cooperative Pricing System ID #51 (“HCCPS”), and has offered voluntary participation to local government entities to join the HCCPS for the purchase of goods and services, and specifically a purchasing program for electrical power, designed to aggregate the energy requirements of voluntarily participating local government entities, with the focus on reducing the basic generation services (BGS) portion of members’ electric bills; and

WHEREAS, the Borough seeks to participate in the HCCPS for the aggregation of electrical power requirements of local government entities including the Borough.

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

1. The Borough of Stockton hereby joins the Hunterdon County Cooperative Pricing System ID #51 (“HCCPS”).
2. This resolution shall be known and may be cited as the “Cooperative Pricing Resolution of the Borough of Stockton - HCCPS.”
3. Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Mayor is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency and to execute such forms and documents as may be necessary in furtherance thereof.

4. The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) and all other provisions of the revised statutes of the State of New Jersey.
5. This resolution shall take effect immediately upon passage.

Motion made by Mann and seconded by Hunt to approve Resolution 25-31.

Roll call: Brown, Fisher, Folz, Hunt, Mann and Meltzer.

Ayes: 6

Nays: 0

Motion passes.

**RESOLUTION 2025-31
BUDGET TRANSFERS**

WHEREAS, various 2024 bills have been presented for payment this year, which bills were not covered by order number and/or recorded at the time of transfers between the 2024 Budget Appropriation Reserve in the last two months of 2024; and

WHEREAS, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expected to be insufficient during the first three months of the succeeding year; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stockton in accordance with the provisions of N.J.S.A. 40A:4-59, that the Chief Financial Officer is hereby authorized to make the transfers listed below:

From	Amount	To	Amount
Public Works (2024)	5,000.00	Legal (2024)	5,000.00
Total	5,000.00	Total	5,000.00

Mayor Lipsen stated that for the next resolution this is to have the boroughs wastewater lines and stormwater lines mapped out. This is through a program funded by the United States Department of Agriculture through a private company. The company is already doing the borough’s water lines. Discussions of financial responsibility ensued. Attorney Maddox stated that the vendor is the recipient of the funds and in a worst-case scenario if the vendor won’t be able to complete the services on the broughs behalf, the borough is not responsible for completing any work at all.

Motion made by Mann and seconded by Hunt to approve Resolution 25-33.

Roll call: Brown, Fisher, Folz, Hunt, Mann and Meltzer.

Ayes: 6

Nays: 0

Motion passes.

RESOLUTION 2025-33
AUTHORIZING EXECUTION OF COMMUNITY SERVICES AGREEMENT WITH
RURAL COMMUNITY ASSISTANCE PARTNERSHIP, INC. (RCAP) FOR GPS DATA
COLLECTION AND GIS MAPPING SERVICES OF THE BOROUGH OF
STOCKTON'S WASTEWATER AND STORMWATER SYSTEM

WHEREAS, by Resolution 2024-81 adopted on September 16, 2024, Stockton authorized the execution of a Community Services Agreement with Rural Community Assistance Partnership, Inc. (RCAP) for RCAP's provision of GPS data collection and GIS mapping services of the Borough's water system at no cost to the Borough, with work to take place between March 1, 2025 and August 31, 2025; and

WHEREAS, on January 27, 2025, RCAP offered to complete GPS data collection and GIS mapping services of the Borough's wastewater and stormwater system, with work to take place between March 1, 2025 and September 30, 2025, also at no cost to the Borough; and

WHEREAS, RCAP is a non-profit organization that provides technical assistance, training, resources, and support to rural communities throughout the country, including environment-focused technical assistance and training programs to help rural communities build resilience, sustainability and improve the quality of life; and

WHEREAS, RCAP's no-cost environmental programs are funded by grants awarded by the United States Environmental Protection Agency; and

WHEREAS, RCAP's terms and conditions for its services are set forth in a "Community Services Agreement" specifically for purposes of the wastewater system/assets services; and

WHEREAS, the Borough seeks to authorize RCAP to conduct these services on its behalf for a one year term; and

WHEREAS, it is anticipated that execution and operation of the Community Services Agreement will not require the expenditure of any Borough funds, and that should the Borough seek to procure additional services from RCAP beyond the one-year term, there may be costs in connection therewith which shall be subject to the subsequent approval of Council; and

WHEREAS, because the services under the Community Services Agreement do not require any payment to be made by the Borough, the agreement may be awarded without bidding pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-6.1.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Stockton on this 10th day of February, 2025 that the Mayor is hereby authorized and directed to execute a Community Services Agreement with Rural Community Assistance Partnership, Inc. to provide GPS data collection and GIS mapping services of the Borough's wastewater and stormwater system at no cost to the Borough for a term of one year.

Motion made by Mann and seconded by Hunt to approve Resolution 25-32.

Roll call: Brown, Fisher, Folz, Hunt, Mann and Meltzer.

Ayes: 6

Nays: 0

Motion passes.

Stockton Borough Council
Resolution #25-32
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 \$365,869.46

MAYORS REPORT, BOROUGH COUNCIL COMMENTS & COMMITTEE REPORTS

Mayors Report:

Mayor Lipsen thanked everyone for gearing up for the New Year. At the next meeting Mayor Lipsen stated that they will have the salary resolution and budget. Mayor Lipsen stated he will be working on the budget process and asked the committees to think about prioritizing their lists and get rough estimates for their expenditures. Mayor Lipsen stated that they will still need a resolution for the employee that will be doing small jobs. Mayor Lipsen reported that salt prices have gone up. Mayor Lipsen reported on the meeting he attended with Hunterdon County for shared services and resources. He explained the extensive resources available at the County library such as a craft center where they do 3-D printing and other printing resources and stated that he hopes that council members and residents take advantage of this.

Committee Reports:

Community Outreach Committee: Mann reported that they are setting another date for another community blood drive. They are waiting to get final approval from the school district. They are looking at June 28th for the tentative date.

Infrastructure Committee: Brown reported that the water leak in front of the church on Route 29. They thought it was NJDOT's they went in to replace the curb box and discovered that the leak was not coming from there. They will be mobilizing a contractor to come out to dig up Route 29 to find the leak. They will try to move as rapidly as they can. Mayor Lipsen stated that Brown has mentioned that water usage has increased which could indicate another leak. Mayor Lipsen asked if anyone who notices any unusual water pooling to please report it to the borough so they can investigate it.

Cannabis Committee: Hunt reported that they had a meeting to discuss the process in creating an application in a timely fashion and will report on this at a later meeting.

Stockton School Committee: Hunt reported that he attended a mandatory meeting with the Department of Community Affairs who manages the historic trust grant. March 28th is the deadline to complete the application and file with them. Hunt stated that he does not have a lot of information like the application itself, but he will be calling a committee meeting and invite people to attend.

Brown stated that the State Development and Redevelopment Plan process is coming along. Hunterdon has made some tentative efforts, and the deadline is in March.

Discussions of the Cross Acceptance Plan and appointments ensued. Attorney Maddox stated that the Planner will be heavily involved with that and will report back. Brown and Planning Board Chair Bonanni received invitations.

OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Mayor Lipsen opened the floor to public comment.

Mike Odenwald, gave thanks for the update on the Cannabis committee. Asked if there is any confirmation that in the March meeting when the application will be released and stated he s trying to prepare. Mayor Lipsen responded that it should be released by the end of March, as there are some deadlines that they are working towards. Odenwald went on to inquire about applicants already owning real estate and stated that he does not see how any other property in town is suitable for a dispensary. Stated his concerns of wasted efforts of others submitting applications if he is the only one. Asked that between now and March 19th he requests that anyone be looking to submit an application to prove that they have the real estate that's suitable for it. Hunt responded that real estate will be something considered in the RFA.

Odenwald continued and discussed the non-refundable application fee of \$5000. Odenwald asked who the water and sewer representatives are for the borough and added with respect to the location of how water and sewer serves the Quarry House. Odenwald stated that he needs to know which of the two easements are being used and that the DEP needs someone from the town to confirm that the property is getting sewer. Attorney Maddox explained the private property rights and added that private easements on private property do not involve the municipality, nor does it provide private easements. Maddox added that the DEP does not need anything from the municipality. What needs to be done is some evidence as to where confirmation where the sewer line goes and reiterates that this is a private matter. Further discussions ensued regarding easements and deeds. Mayor Lipsen stated that legally all the borough can tell you is where the sewer enters your property and what the DEP is asking you to do is scope it yourself and that is not something the borough offers its residents. Mayor Lipsen stated to Mr. Odenwald that the borough has spent many hours and given him maps and told him what the next steps he needs to take with the DEP, and it is all that the brough can do at this point.

Hearing no other members of the public speak up, Mayor Lipsen closed the floor to public comment.

EXECUTIVE SESSION

A motion by Hunt, seconded by Folz to approve a Resolution to enter into executive sessions, all were in favor.

RESOLUTION TO ENTER INTO EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this governing body is of the opinion that such circumstances presently exist,

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

1. The public shall be excluded from discussion of and action upon the hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows: Matters falling within the attorney-client privilege – discussion regarding regulatory/statutory compliance issues (N.J.S.A. 10:4-12.b(7)).
3. •
The discussion is anticipated to take approximately 15 minutes. Action may be taken.
4. It is intended at this time that the above-stated subject matter will be made public when the matter has been resolved.
5. This resolution shall take effect immediately.

NEXT MEETING

Mayor Lipsen announced the next meeting is March 17th via Zoom.

ADJOURNMENT

Motion made by Brown and seconded by Folz to adjourn the meeting; all were in favor.

The meeting adjourned at 8:10 PM.

Laurie A. Courter

Laurie A. Courter, Borough Clerk