



STOCKTON BOROUGH COUNCIL Regular Meeting Agenda

Thursday June 19, 2025 – 7:00 pm
ZOOM

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Electronic Meeting

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 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.

- 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**

Please note, items listed on the agenda may change prior to the meeting.

3. ROLL CALL

Brown, Fisher, Folz, Hunt, Mann, Meltzer, Lipsen

4. PROCLAMATION:

5. APPROVAL OF MINUTES

- April 21, 2025 (Regular)
- May 19, 2025 (Regular and Executive)

6. CORRESPONDENCE

- M. Odenwald Email-Official Correspondence: Tree Work at 25 Risler

7. OLD BUSINESS

8. NEW BUSINESS

- Approval of Park Permit-Di'Alte

9. OFFICE OF EMERGENCY MANAGEMENT REPORT

10. 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.

11. ORDINANCES

- 2025-04 Salary Range-Amendment (1st Reading)

12. RESOLUTIONS

- 2025-51 Housing Element and Fair Share
- 2025-52 DOT Grant Resolution
- 2025-53 Liquor License Renewal-Tilch
- 2025-54 Liquor License -Strackhouse (Stockton Inn)(pending)
- 2025-55 Acceptance of PFAS Settlement Payment
- 2025-56 Rutgers-Stormwater (Attorney Providing)
- 2025-57 Approval of Item of Revenue and Appropriation

13. PAYMENT OF BILLS AND VOUCHERS

- 25-58 Payment of Bills and Vouchers

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

15. 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.

16. EXECUTIVE SESSION

- Contract Negotiations-Hunterdon County
- Litigation-Pasicznyk

17. POTENTIAL ACTIONS ON ITEMS FROM EXECUTIVE SESSION

18. NEXT MEETING – June 16, 2025

19. ADJOURNMENT

Please note, items listed on the agenda may change prior to the meeting.

ORDINANCE 2025-04 (1st Reading)

**AN ORDINANCE OF THE BOROUGH OF STOCKTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO AMEND
ORDINANCE 2025-03 TO ESTABLISH MUNICIPAL SALARY AND COMPENSATION BY RANGE**

Be it ordained by the Borough Council of the Borough of Stockton as follows:

Section 1. Amend the salary range for Tier A Stormwater Advisor, Municipal Operations Coordinator and Special Projects Director as follows:

Job Title	Minimum	Maximum
Municipal Operations Coordinator	\$2,000	\$17,000
Tier A Stormwater Advisor	\$5,000	\$30,000
Special Projects Director	\$20.00/HR	\$85.00/HR

Section 2. Compensation for employees in collective bargaining units shall be governed by the specific provisions of agreements between said units and the Borough, or in the absence of an agreement, practices in effect at the time of adoption of this Ordinance

Section 3. This Ordinance shall take effect immediately after final passage and publication according to law, except as to managerial, executive, confidential or elective employees/officials for whom the effective date shall be as established by N.J.S.A. 40A:9-165.

RESOLUTION 2025-51
BOROUGH OF STOCKTON, HUNTERDON COUNTY
RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY
THE PLANNING BOARD

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act ("FHA") (N.J.S.A. 52:27D-301 et al); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1f.(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [FHA] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Stockton Borough Council ("Council") adopted Resolution No. 2025-29 January 22, 2025 identifying its present and prospective fair share obligation for the Fourth Round, as follows:

Present Need: 0

Prospective Need: 20; and

WHEREAS, consistent with applicable law, the Borough of Stockton ("Borough") filed a Complaint for Declaratory Judgment, captioned *IMO the Borough of Stockton, Hunterdon County*, Docket No. HNT-L-58-25 on January 24, 2025, identifying its present and prospective fair share obligation for the Fourth Round as set forth above and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, on March 27, 2025, the Hon. William G. Mennan, J.S.C., issued an order confirming the Borough's identified affordable housing obligations and authorizing the Borough to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025;

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:44D-13, the Stockton Borough Planning Board ("Planning Board") held a public hearing on the Fourth Round Housing Element and Fair Share Plan (the "HEFSP") on June 3, 2025 and adopted the HEFSP on the same day; and

WHEREAS, a true copy of the HEFSP and the resolution of the Planning Board adopting the HEFSP is attached hereto as Exhibit A; and

WHEREAS, the Stockton Borough Council wishes to endorse the HEFSP and seeks approval of the HEFSP from the Court.

Please note, items listed on the agenda may change prior to the meeting.

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

1. The foregoing “Whereas” clauses are hereby incorporated herein as if fully restated.
2. Council hereby endorses the Housing Element and Fair Share Plan, as adopted by the Stockton Borough Planning Board on June 3, 2025 via the resolution, attached hereto as part of Exhibit A.
3. Council authorizes and ratifies the filing with the Court (i) the Housing Element and Fair Share Plan (previously filed in the time frame required), (ii) the resolution of the Planning Board adopting (previously filed in the time frame required), (iii) this Resolution of Council endorsing the Housing Element and Fair Share Plan, and (iv) any additional documents the professionals deem necessary or desirable.
4. Council reserves the right to amend the Housing Element and Fair Share Plan, should that be necessary.
5. This Resolution shall take effect immediately.

**Borough of Stockton
Resolution #2025-52
NJDOT Grant**

WHEREAS, it is the desire of the Borough Committee of the Borough of Stockton to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the full lengths of North Railroad Avenue, South Railroad Avenue and Bridge Street project.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Committee of the Borough of Stockton formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to submit an electronic grant application to the New Jersey Department of Transportation on behalf of Borough of Stockton.

BE IT FURTHER RESOLVED, that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Borough of Stockton and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement

**Stockton Borough Council (Pending)
Resolution #2025-53**

ABC License Renewal – Strackhouse Restaurant, LLC

WHEREAS, the Borough Council of the Borough of Stockton, County of Hunterdon and State of New Jersey has reviewed an application for renewal of a Plenary Retail Consumption License for the twelve-month period ending June 30, 2026 for the following licensed premise:

Strackhouse Restaurant, LLC d/b/a The Stockton Inn
1 Main Street
Stockton Borough, New Jersey 08559
License Number 1023-33-001-011

WHEREAS, no timely written objection has been filed with the office of the Stockton Borough Clerk related to this licensed premise; and

WHEREAS, the applicant is qualified to be licensed according to all statutory, regulatory, and local government laws and regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Stockton Borough Council does hereby grant a one-year renewal to the above listed licensed premise.

BE IT FURTHER RESOLVED, that the Stockton Borough Clerk is authorized to execute a license and to issue the license certificate to Strackhouse Restaurant, LLC.

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**Stockton Borough Council
Resolution #2025-54**

ABC License Renewal – Tilch Fine Wines, LLC

WHEREAS, the Borough Council of the Borough of Stockton, County of Hunterdon and State of New Jersey has reviewed an application for renewal of a Plenary Retail Consumption License for the twelve-month period ending June 30, 2026 for the following licensed premise:

Tilch Fine Wines, LLC d/b/a Stockton Fine Wines
15-17 Bridge Street
Stockton Borough, New Jersey 08559
License Number 1023-44-002-008

WHEREAS, no timely written objection has been filed with the office of the Stockton Borough Clerk related to this licensed premise; and

WHEREAS, the applicant is qualified to be licensed according to all statutory, regulatory, and local government laws and regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Stockton Borough Council does hereby grant a one-year renewal to the above listed licensed premise.

BE IT FURTHER RESOLVED, that the Stockton Borough Clerk is authorized to execute a license and to issue the license certificate to Tilch Fine Wines, LLC.

RESOLUTION 2025-55
ACCEPTING FIRST PAYMENT IN PFAS CLASS ACTION SETTLEMENTS AND AUTHORIZING
THE CFO TO EXECUTE ADDITIONAL SETTLEMENT STATEMENTS IN CONNECTION WITH
THE MULTI-DISTRICT LITIGATION

WHEREAS, there is a pending multi-district litigation (“MDL”) which is being overseen by the United States District Court for the District of South Carolina, including settlements to resolve claims involving PFAS contamination in Public Water Systems’ Drinking Water by 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, by Resolution No. 2024-64 adopted on June 17, 2024, the Council authorized the execution of a Legal Services Agreement with the law firms of Baron & Budd, P.C. and Cossich, Sumich, Parsiola & Taylor LLC (“Law Firms”) to assume joint legal responsibility to represent the Borough in its pursuit of claims under the settlements with Defendants 3M and Dupont, the Tyco Defendants, Defendant BASF, and other defendants that may settle their claims under the MDL; and

WHEREAS, the first of several anticipated payments has been issued to the Borough by Defendant 3M in the gross amount of \$37,293.41; and

WHEREAS, consistent with the Legal Services Agreement, the Borough is responsible for costs and expenses and attorney’s fees in the amount of 25% (after costs and expenses), as detailed in the May 27, 2025 Settlement Statement from the Law Firms, resulting in a total settlement payment of \$25,629.05 to the Borough after payment of costs, expenses and attorney’s fees.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hopewell as follows:

1. The above “Whereas” clauses are hereby incorporated herein as if fully restated.
2. The CFO is hereby and directed to execute the May 27, 2025 Settlement Statement provided by the Law Firms to release the settlement payment of \$25,629.05 representing the first settlement payment from Defendant 3M in the MDL.
3. The CFO is also authorized to execute subsequent Settlement Statements to be provided by the Law Firms to release future settlement payments from Defendant 3M and the other defendants in the MDL.

RESOLUTION 2025-56
AUTHORIZING THE BOROUGH OF STOCKTON'S PARTICIPATION IN THE RUTGERS
COOPERATIVE EXTENSION MUNICIPAL STORMWATER MANAGEMENT TECHNICAL
ASSISTANCE PROGRAM

WHEREAS, the Borough of Stockton seeks to participate in a new Municipal Stormwater Management Technical Assistance Program offered by the Rutgers New Jersey Agricultural Experiment Station Cooperative Extension ("RCE"), which is part of Rutgers University, at no cost to the Borough; and

WHEREAS, through the program, the RCE Water Resources Program will provide the Borough with assistance with building/enhancing its stormwater asset inventory/mapping; and

WHEREAS, it is anticipated that the Borough's participation in this program will not require the expenditure of any Borough funds; and

WHEREAS, because the services under this program 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 19th day of June, 2025 that the Mayor is hereby authorized and directed to take such action as may be necessary to utilize the free services of the RCE Water Resources Program for the purposes identified in the foregoing "Whereas" clauses.

**Borough of Stockton
Resolution 2025-57
Requesting Approval of Items of Revenue and Appropriation NJSA 40A:4-87
Chapter 159 – New Jersey Historic Site Management Grant**

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Stockton in the County of Hunterdon New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$43 875.00, which is now available from the New Jersey Historic Trust; and

BE IT FURTHER RESOLVED, that the like sum of \$43,875.00 is hereby appropriated under the caption New Jersey Historic Site Management Grant; and

BE IT FURTHER RESOLVED, that the above is the result of an award from the New Jersey Trust in the amount of \$43,875 with a 25% grant match of \$14,625 which was appropriated in the 2024 budget for completion of a preservation plan update, and

BE IT FURTHER RESOLVED, that the Chief Financial Officer shall receive a certified copy of this resolution after its adoption.

**RESOLUTION 2025-58
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 \$181,016.54.