



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



**January 7, 2025 Reorganization Meeting Minutes**

The Stockton Borough Planning Board Regular Meeting was held via Zoom and called to order on January 7 2025 at 7:00pm by Mr. Bonanni who 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.

Mr. Bonanni 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.

Flag salute done by all.

Mayor Lipsen introduced all new members to the Planning Board.

Board Attorney Tara St. Angelo administered the Oath of Office to Dr. Jeffrey Harrison, Kate Meltzer, David Onuskanich

**Roll Call and Attendance**

**Present:** Ms. Bassett, Mr. Bonanni, Ms. Brown, Dr. Harrison, Mayor Lipsen, Mr. Martino, Ms. Meltzer, Mr. Wallace, Mr. Gallagher, Mr. Onuskanich

**Absent:** Mr. Miller

**Also present:** Attorney Tara St. Angelo, Planner Joanna Slagle

Ms. Brown nominated Mr. Bonanni as Chairperson for 2025. Second by Ms. Bassett

Ayes: Bassett, Bonanni, Brown, Harrison, Lipsen, Martino, Meltzer, Wallace, Gallagher

Nays: none

Chair Bonanni thanked the Board for their vote of confidence.



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Mr. Bonanni nominated Ms. Bassett for Vice Chairperson for 2025. Ms. Brown second.  
Ayes: Bassett, Bonanni, Brown, Harrison, Lipsen, Martino, Meltzer, Wallace, Gallagher  
Nays: none

Ms. Brown nominated Ms. Orlando for Board secretary for 2025. Ms. Bassett second.  
Ayes: Bassett, Bonanni, Brown, Harrison, Lipsen, Martino, Meltzer, Wallace, Gallagher  
Nays: none

**Open to the Public – Non-Agenda Items**

Chair Bonanni opened the meeting for Public Comment.  
Seeing no comments, Chair Bonanni closed this portion of the meeting

Chair Bonanni asked for a motion to approve Resolution 25-01 through 25-05.  
Motion by Ms. Meltzer. Second by Vice Chair Bassett.  
Ayes: Bassett, Brown, Gallagher, Hunt, Lipsen, Meltzer, Wallace, Chair Bonanni.  
Nays - none

**Approval of Bills**

Motion by Ms. Bassett to pay the bills as written. Second by Mr. Martino  
Ayes: Bassett, Bonanni, Brown, Harrison, Lipsen, Martino, Meltzer, Wallace, Gallagher  
Nays: none  
Motion carried

**Old Business**

Ms. Slagle asked for a subcommittee for the Affordable Housing 4<sup>th</sup> round and would like one member from Planning Board and one from Council. Chair Bonanni asked that the committee be formed offline. Ms. Slagle asked how the cross-acceptance subcommittee would be formed, and Ms. St. Angelo said it is a Mayoral appointment that can be done at the February Council meeting.

**New Business**

**Public Hearing on Application PB24-01**

Ms. St. Angelo sworn in David Bodine, applicant and Ryan Warford Engineer from Bohren and Bohren.  
Mr. Warford gave his credentials and qualifications, and he was accepted as an expert by the Board.  
Mr. Warford gave testimony regarding the application that seeks minor subdivision approval to allow Applicant to subdivide the Property into two lots, with new proposed Lot 9.01 to contain all of the existing structures and to encompass the 10 acre area excluded from the SADC agricultural easement. Mr. Warford testified that the proposed subdivision sought to separate the residential exception area from the remainder of the farm. He noted that there is a barn in the sideyard setback, however, the proposed subdivision did not exacerbate this condition. He noted that the barn appears to have been built in the early 1800's and pre-dates any zoning ordinances.  
Ms. Slagle followed up with testimony that the subdivision may qualify as an agricultural subdivision under N.J.S.A. 40:55D-7 and the SADC easement permits this type of subdivision.



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Seeing no comments, Chair Bonanni closed this portion of the meeting.

Ms. Bassett motioned to approve this application based on the conditions listed on page 2 of Engineer's report.  
Second by Dr. Harrison.

Ayes: Bassett, Bonanni, Brown, Harrison, Lipsen, Martino, Meltzer, Wallace, Gallagher Nays: none  
Motion carries.

**Open to the Public**

Chair Bonanni opened the meeting for Public Comment.  
Seeing no comments, Chair Bonanni closed this portion of the meeting

**Adjournment**

Motion by Ms. Bassett to adjourn. Second by Ms. Brown. A-ll in favor.

Respectfully submitted,

Monica Orlando  
Planning Board Secretary