



STOCKTON BOROUGH COUNCIL Regular Meeting Agenda

Monday October 20, 2025 – 7:00 pm
ZOOM

Zoom Log IN

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Join via audio:

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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 pursuant to guidance from the Division of Local Government Services (DLGS).

All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted unless you recognized and instructed to unmute during the public comment portion of the meeting. If you would like to make a public comment during the designated public comment period, please click the “raise hand” button at the bottom of your screen. If you have called into the meeting by phone, please press *9 to raise your hand.

Once called upon, you will be instructed to unmute yourself by clicking the unmute button. If you have called in, you will press *6 to unmute.

Please be advised that if you called into the meeting and you raise your hand for public comment, you will be identified by your telephone number. Your telephone number will be read out to all participants in the meeting and to anyone who watches a recording of the meeting. Before you begin your comment, please state your name and address for the record. If you are or have been a judge, prosecutor, or law enforcement officer, you may choose not to provide your address.

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.

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

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**
Moment of Silence for sitting Delaware Township Committeeman David C. Bond
3. **ROLL CALL**
Brown, Fisher, Folz, Hunt, Mann, Meltzer, Lipsen
4. **PROCLAMATION: None**
5. **APPROVAL OF MINUTES**
 - July 21, 2025
 - August 18, 2025
 - September 15, 2025
 - October 6, 2025(Special)
6. **CORRESPONDENCE**
7. **OLD BUSINESS**
 - Hunterdon Area Electrical Cooperative – Concord Energy
 - Water Meter Replacement Project
 - Short Term Rentals Discussion
8. **NEW BUSINESS**
 - American Tower-Cell Tower
 - Accept resignation of Deputy Finance Donna Griffith
 - Use of Borough Park
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**
1st Reading:
2025-05 Amend the existing Sewer Capital ordinance
12. **RESOLUTIONS**
 - 2025-77 Appointment of Deputy Finance Officer
 - 2025-78 Consultant JPM
 - 2025-79 Generator Change Order
 - 2025-80 Award of Contract
 - 2025-81 Award of Contract
13. **PAYMENT OF BILLS AND VOUCHERS**
 - 2025-XX Payment of Bills and Vouchers
14. **MAYOR'S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS**

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15. OPEN PUBLIC COMMENT

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16. EXECUTIVE SESSION

- Litigation update - Affordable Housing Fourth Round/Fair Share Housing Center challenge.

17. POTENTIAL ACTIONS ON ITEMS FROM EXECUTIVE SESSION

18. NEXT MEETING – November 17, 2025

19. ADJOURNMENT

RESOLUTION 2025-77

RESOLUTION APPOINTING DEVON ROBERTS AS DEPUTY FINANCE OFFICER FOR THE BOROUGH OF STOCKTON HUNTERDON COUNTY, STATE OF NEW JERSEY

WHEREAS, there is a need to appoint a Deputy Finance Officer due to a vacancy in the Finance office.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Stockton Governing Body on the recommendation of the Certified Finance Officer to appoint Devon Roberts as Deputy Finance Officer and subject to reappointment each year thereafter for a salary of \$7,000.00, prorated as applicable with terms and conditions offered to the appointee .

RESOLUTION 2025-78

AWARDING CONTRACT TO JERSEY PROFESSIONAL MANAGEMENT FOR CONSULTING SERVICES IN CONNECTION WITH THE BOROUGH OF STOCKTON'S CONTINUED REVIEW AND ANALYSIS OF APPLICATIONS RECEIVED IN RESPONSE TO REQUEST FOR APPLICATIONS FOR A CANNABIS BUSINESS LICENSE AND OTHER CONSULTING SERVICES ON AN AS-NEEDED, AS-DIRECTED BASIS – NOT TO EXCEED \$5,000

WHEREAS, the Borough of Stockton received two applications in response to its Request for Applications (“RFA”) for a Cannabis Business License, and the Council’s cannabis review committee is in the process of reviewing and analyzing those proposals in accordance with the RFA; and

WHEREAS, the review committee has a need for the services of a professional management company to assist it in its review and due diligence investigation of the details set forth in the applications; and

WHEREAS, the firm of Jersey Professional Management (“JPM”) has submitted two proposals to the Borough, dated October 6, 2025 and October 16, 2025, to provide management services on an as-needed, as-directed basis, and also complete a Municipal Impact Review of the cannabis applications; and

WHEREAS, the Borough seeks to hire JPM to conduct a Municipal Impact Review of the applications for a cannabis business license at the hourly rate of \$130 and total not to exceed cost of \$3,000, which scope of work is set forth in the October 16, 2026 proposal; and

WHEREAS, the Borough may also have a need to utilize JPM’s services for additional consulting services on an as-needed, as-directed basis at the rate of \$130/hour, which scope of work is generally set forth in the October 6, 2025 proposal; and

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WHEREAS, at this time, the Borough Council seeks to authorize JPM to complete the Municipal Impact Review as set forth above, and such other services as may be necessary, on an as-needed, as-directed basis, for a total not to exceed contract amount of \$5,000; and

WHEREAS, a contract for the services herein described may be awarded without public bidding because they will not exceed the applicable bid threshold, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*; and

WHEREAS, there are sufficient funds available for this purpose as set forth in the attached Certification completed by the Chief Financial Officer.

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

1. The Mayor and Clerk are hereby authorized and directed to execute a professional services agreement with Jersey Professional Management as follows:
 - a. Provision of a Municipal Impact Review of the cannabis applications received in response to the Borough's Request for Applications for a Cannabis Business License, based on the scope set forth in the October 16, 2025 proposal at the rate of \$130/hour and not to exceed cost of \$3,000; and
 - b. If and when directed by the Borough, additional consulting on an as-needed, as-directed basis, in accordance with the October 6, 2025 and October 16, 2025 proposals, at the rate of \$130/hour and not to exceed cost of \$2,000.
2. The total cost for all services described in section 1a. through b. immediately above shall not exceed \$5,000.

Stockton Borough Council

Resolution 2025-79

**AMENDING CHANGE ORDER #2 TO CONTRACT FOR NEW EMERGENCY GENERATOR FOR
SEWER SYSTEM TO FOLEY, INC. NOT TO EXCEED ADDITIONAL \$12,350.00**

WHEREAS, by Resolution #25-76 adopted on October 6, 2025, the Borough Council authorized Change Order #2 to the contract with Foley, Inc. for the purchase and installation of a new emergency generator for its sewer system; and

WHEREAS, Change Order #2 authorized the furnishing and installation of an A/B switch for an additional \$12,350.00, to enable an *automatic* switch between the new generator and an alternate electric source (i.e., existing generator or emergency portable generator); and

WHEREAS, at this time the Borough and Foley, Inc. wish to clarify the details of Change Order #2 and confirm that the switch to be installed is not an automatic switch but rather a manual switch, which will enable the *manual* switch between the new generator and an alternate electric source (i.e., existing generator or emergency portable generator).

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

1. Resolution #25-76 is hereby amended to clarify that the work authorized by Change Order #2 shall include the furnishing and installation of an A/B switch, which enables the manual switch between the new generator and an alternate electric source (i.e., existing generator or emergency portable generator), creating added protection and safety in the event of mechanical failure, for an additional \$12,350.00.
2. The original contract with Foley, Inc. is amended to increase the contract price by an additional \$12,350.00 to enable the installation of A/B switch. This Resolution, when counter-signed by Foley, Inc., shall serve as Change Order #2 for the purpose of increasing the contract price for a total contract amount of \$168,605.00.
3. The scope of work for the additional work shall be as set forth in Foley, Inc.'s original proposal, as amended herein.
4. All remaining provisions of the original agreement between the parties not inconsistent herewith shall remain in full force and effect.

**Stockton Borough Council
Resolution 2025-80**

AUTHORIZING THE QUALIFIED PURCHASING AGENT TO AWARD ONE OR MORE CONTRACTS BELOW THE BID THRESHOLD (IN THE AGGREGATE) IN FURTHERANCE OF THE BOROUGH'S CONTINUED REVIEW AND ANALYSIS OF APPLICATIONS RECEIVED IN RESPONSE TO ITS REQUEST FOR APPLICATIONS FOR A CANNABIS BUSINESS LICENSE

WHEREAS, Stockton Borough's Chief Financial Officer Diane McDaniel is a Qualified Purchasing Agent under New Jersey law; and

WHEREAS, by Resolution 2025-63 adopted on July 21, 2025, the Borough Council increased the bid threshold for purchases and contracts under the Local Public Contracts law to the maximum permitted, which is currently \$53,000; and

WHEREAS, N.J.S.A. 40A:11-3 permits the Borough Council to authorize the QPA to award contracts not exceeding the bid threshold without the necessity of a Council resolution; and

WHEREAS, the Borough seeks to contract for professional services which may be necessary to assist the Borough and Council's cannabis review committee as they continue their review and analysis of cannabis applications received in response to the Borough's Request for Applications for a Cannabis Business License; and

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WHEREAS, at this time the Borough Council seeks to authorize Ms. McDaniel to solicit proposals for and award one or more contracts as set forth above, and in accordance with the regulations governing certification of sufficient funds for these purposes.

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

1. Diane McDaniel shall be and hereby is authorized to solicit proposals for and execute one or more contracts to assist the Borough and Council's cannabis business review committee as they continue their review and analysis of cannabis applications received in response to its Request for Applications for a Cannabis Business License. Any such awards shall be made in consultation with the cannabis review committee.
2. The terms and conditions of any resulting contracts shall be consistent with this Resolution and subject to the approval of the Borough Attorney.

RESOLUTION 2025-81

AWARDING CONTRACT TO PHOENIX ADVISORS FOR CONSULTING SERVICES IN CONNECTION WITH THE BOROUGH OF STOCKTON'S CONTINUED REVIEW AND ANALYSIS OF APPLICATIONS RECEIVED IN RESPONSE TO REQUEST FOR APPLICATIONS FOR A CANNABIS BUSINESS LICENSE – NOT TO EXCEED \$4,000

WHEREAS, the Borough of Stockton received two applications in response to its Request for Applications ("RFA") for a Cannabis Business License, and the Council's cannabis review committee is in the process of reviewing and analyzing those proposals in accordance with the RFA; and

WHEREAS, the review committee has a need to utilize the services of a financial advisor to assist it in its review and due diligence investigation of the details set forth in the applications; and

WHEREAS, the firm of Phoenix Advisors has submitted a proposal to the Borough, dated September 24, 2025, to assist the review committee in its review of the financial aspects of the applications received in response to the RFA at a rate of \$195/hour for a managing director and \$145 for an associate/analyst, and for a not to exceed contract amount of \$4,000; and

WHEREAS, the Borough seeks to hire Phoenix Advisors for these purposes; and

WHEREAS, a contract for the services herein described may be awarded without public bidding because they will not exceed the applicable bid threshold, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*; and

WHEREAS, there are sufficient funds available for this purpose as set forth in the attached Certification completed by the Chief Financial Officer.

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

3. The Mayor and Clerk are hereby authorized and directed to execute a professional services agreement with Phoenix Advisors to assist the cannabis review committee in its review and due diligence
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investigation of the financial aspects of the applications received in response to the Borough's Request for Applications for a Cannabis Business License.

4. Phoenix Advisors shall be paid for services on an hourly basis at the rate of \$195/hour for a managing director and \$145 for an associate/analyst.
5. The total cost for the services herein authorized shall not exceed \$4,000.

**Stockton Borough Council
Resolution 2025-xx**

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 \$ _____