



STOCKTON BOROUGH COUNCIL REGULAR MEETING MINUTES

Date: July 21, 2025, 7:00 P.M.

Held through Zoom

Mayor Aaron Lipsen., called the regular meeting of the Stockton Borough Council to order on July 21, 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 and a moment of silence for Joseph Steffanelli, life-long Stockton resident and former president and life member of the Stockton member of the Stockton Fire Company.

ROLL CALL

Present: Councilperson William Brown, Councilperson Matthew Fisher, Councilperson Peter Folz, Thomas Hunt (by phone), Councilperson Kate Meltzer, Council President Michael Mann, Mayor Aaron Lipsen, Borough Attorney Lisa Maddox and Deputy Clerk, Jennifer Terepka.

APPROVAL OF MINUTES

Motion made by Mann and seconded by Hunt to approve June 19, 2025, minutes, all were in favor.

CORRESPONDENCE

NJ Water Supply Authority

Mayor Lipsen stated that New Jersey Water Supply Authority is going to be doing some updates and maintenance to the canal which may include dredging through Stockton and many other municipalities. So, residents should be aware.

OLD BUSINESS

Hunterdon County Recreation Grant 2024 and 2025 (*Lipsen recused from discussions*)

Before Mayor Lipsen recused himself, he explained that the application is due by the end of next month. This is if the Borough Council wants to seek additional funds for additional projects related to the Stockton playground, park, or other public properties.

Council President Mann took over the chair and asked Meltzer if she had an update.

Meltzer explained they are chasing down approval for the addendum with the county for the 2024 grant. She will be in touch with our engineering company. The council will have to work with our park planner to look at the total park plan to have a phased approach. This would be the 1st phase

that would then, of course, make future applications much easier. Meltzer explained that she has been working with contractors to pull that plan together and a lot has to be done in the next four weeks. Mann asked if there is still a plan to add a toddler section, Meltzer responded yes, if approved by the county with the addendum.

NEW BUSINESS

Bridge Street Truck Ordinance *(Mayor Lipsen stated that he, Fisher and Folz will need to recuse from discussions)*

Mayor Lipsen gave a brief history of the incidents related to the topic: Several complaints have been received. Trucks try to cross the bridge to Pennsylvania and are directed to do so because they are using GPS for cars. It's a public safety concern. Trucks have caused motor vehicle accidents and are doing property damage. Mayor Lipsen stated that Council can discuss adding an ordinance which would allow the borough to put signs on Bridge Street to dissuade trucks, turning off of Route 29 and apply financial penalties if desired.

Council President Mann took chair and stated that an ordinance is excellent idea.

Attorney Maddox discussed the ways council can approach the problem; signage and prohibiting trucks of a certain size on Bridge Street. Discussions ensued regarding situations with the traffic truck, permitting local deliveries, and having signage installed. Attorney Maddox will look further into this and look at what options the borough has.

Approval of letter in support of generator for Prallsville Mill

Mayor Lipsen retook the position as chair of the meeting. Lipsen advised that Hunt will need to be recused from this discussion stating that this is an approval of a letter support for the generator at the Prallsville Mills. Mayor Lipsen discussed the request and the borough's role in possibly writing a letter to support a generator installed at the mill. He also explained how it could possible help the Prallsville Mill and the community at large. The letter of support would be crafted in a way to say the borough supports the concept of the generator in concept but all normal permits and procedures would need to be followed. It was the consensus of council to send a letter of support.

Maintenance Contract

Mayor Lipsen stated that the contract was updated last year but it didn't include mowing the sides of Hilltop. This will be added to the contract and asked if anyone has any other maintenance ideas that should be added to let him know.

OEM Report

Mayor Lipsen reported that they are finalizing and locking in the emergency management plan with different stakeholders.

OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR

Mayor Lipsen announced before opening the floor to public comment.

Adam Juncosa discussed the GPS issues with maps on Google and Apple. Stated that there is no way to filter what type of vehicle your using, and this is the issue with trucks and their weight. Mr. Juncosa suggested the use of signs with blinking lights.

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

ORDINANCES-2nd Reading

Motion made by Folz and seconded by Brown to open the public hearing for Ordinance 2025-04; all were in favor.

Attorney Maddox discussed date of the ordinance going into effect and publication of the ordinance.

Hearing no further public comment, motion made by Hunt and seconded by Brown to close the public hearing portion, all were in favor.

Motion made by Hunt and seconded by Folz to adopt Ordinance 2025-04.

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

Ayes: 6

Nays: 0

Motion passes.

ORDINANCE 2025-04

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:

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

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.

RESOLUTIONS

Motion made by Hunt and seconded by Brown to approve Resolution 2025-62.

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

Ayes: 6

Nays: 0

Motion passes.

RESOLUTION 2025-62

RESOLUTION APPOINTING JUSTIN SQUASHIC AND HARRY BOLGER FOR THE BOROUGH OF STOCKTON HUNTERDON COUNTY, STATE OF NEW JERSEY

WHEREAS, there is a need to appoint a Tier A Stormwater Advisor and a Special Projects Director.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Stockton Governing Body appoints Justin Squashic as a Tier A Stormwater Advisor at the rate of \$10,000 with the term starting July 22, 2025 through December 31, 2025 and Justin Squashic and Harry Bolger as Special Project Director at a salary of \$55 per hour.

Motion made by Mann and seconded by Brown to approve Resolution 2025-63.

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

Ayes: 6

Nays: 0

Motion passes.

RESOLUTION 2025-63

INCREASE BID THRESHOLD

STOCKTON BOROUGH

WHEREAS, N.J.S.A. 40A:11-9 et seq establishes criteria for serving as a Qualified Purchasing Agent (“QPA”); and

WHEREAS, the Stockton Borough appointed Diane McDaniel to the position of QPA in accordance with N.J.S.A. 40A:11-9(b); and

WHEREAS, N.J.S.A. 40A:11-3 permits contracting units to adopt a higher bid threshold if a QPA is appointed, as well as grant the authorization to negotiate and award such contracts below the bid threshold; and

WHEREAS, after consulting with the Governor, the State Treasurer may increase bid threshold every 5 years, effective July 1st; and

WHEREAS, the bid threshold for contracting units with a QPA was increased to \$53,000 on July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Stockton Borough, County of Hunterdon, State of New Jersey shall take advantage of the increased bid threshold of \$53,000 for contracting units with a QPA.

BE IT FURTHER RESOLVED the Borough Clerk is hereby authorized and directed to forward a copy of this resolution to the Director of the Division of Local Government Services.

Motion made by Brown and seconded by Mann to approve Resolution 2025-65.

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

Ayes: 6

Nays: 0

Motion passes.

**RESOLUTION 2025-65
BOROUGH OF STOCKTON
AMENDMENT TO SALARY RESOLUTION**

BE IT RESOLVED by the Borough Council of the Borough of Stockton that the below salaries, wages or compensation shall be paid to the officers and employees of the Borough of Stockton for the year 2025, effective January 1, 2025:

Deputy Treasurer	\$	7,426.30
Meter Reader	\$	1,648.00
Stormwater Advisor (7/22-12/31/25)	\$	10,0000
Public works Laborer	\$	55/hr
Assistant Water Operator/Muni worker	\$	25.75/hr



Motion made by Brown and seconded by Fisher to approve Resolution 2025-66.

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

Ayes: 6

Nays: 0

Motion passes.

**Stockton Borough Council
Resolution #25-66
AUTHORIZING SHARED SERVICES AGREEMENT
WITH DELAWARE VALLEY REGIONAL HIGH SCHOOL DISTRICT BOARD OF
EDUCATION
FOR THE PROVISION OF TECHNOLOGY SERVICES
PURSUANT TO N.J.S.A. 40A:65-1 et seq.**

WHEREAS, the “Uniform Shared Services and Consolidation Act,” N.J.S.A. 40A:65-1 through 40A:65-35 (the “Act”), authorizes local units of this State to enter into contracts with each other for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

WHEREAS, the Borough of Stockton is in need of technology services in connection with its website, and the Delaware Valley Regional High School District Board of Education (“DVRHS”) has submitted a proposal to provide such services to the Borough; and

WHEREAS, Stockton and DVRHS are local units under the Act and DVRHS is empowered by law to provide technology services; and

WHEREAS, DVRHS’s provision of technology services to the Borough is economically advantageous to both parties; and

WHEREAS, at this time, the parties seek to memorialize the terms and conditions of the provision of the shared technology services; and

WHEREAS, the proposed cost of the services shall be provided on a time and material basis at the following hourly rates:

- IT Director \$115.00
- Network Specialist \$80.00
- Technician Level 2 \$85.00; and

WHEREAS, DVRHS shall also be paid for any materials necessary to provide the foregoing services based on the actual cost of the materials; and

WHEREAS, at this time the not to exceed amount shall be \$800.00, which amount may be increased by mutual agreement of the parties; and

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

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the execution of a Shared Services Agreement with the Delaware Valley Regional High School Board of Education (“DVRHS”) for the provision of technology services pursuant to N.J.S.A. 40A:65-1 et seq. consistent with the foregoing “Whereas” clauses, for an initial term of one year (from July 1, 2025 to June 30, 2026), is hereby approved.

BE IT FURTHER RESOLVED that, upon final execution, a copy of the Shared Services Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs.

PAYMENT OF BILLS AND VOUCHERS

Stockton Borough Council Resolution 2025-64 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 \$194,474.77.

MAYORS REPORT, BOROUGH COUNCIL COMMENTS & COMMITTEE REPORTS

School Committee

Mann reported the grant application is complete for the initial reimbursement, which \$35,000 will go towards the planning grant.

Cannabis Committee

Hunt reported that they anticipate applications being submitted by July 25th. Mayor Lipsen clarified that an addendum was posted today extending the receipt of applications to August 6th and the borough reserves the right to post addendums until July 30th at 4PM.

Mayors Report

Mayor Lipsen reported that the borough mailer with the water report was sent out earlier this month. The goal in the future would be to send them out with the tax bills to save on postage. The water report came back good, and the borough water is some of the best in the State.

Mayor Lipsen discussed the history project that was mentioned in the mailer. They haven't started the oral histories yet. Volunteers will be going around town taking pictures for Hunterdon County related to the historical preservation project and the county asked Stockton to assist in having volunteers take photographs which will be uploaded into a database.

Infrastructure Committee

Brown reported that they are seeing progress on the emergency sewer generator for the sewer plant. A pad will need to be constructed to place the generator on which it is five thousand pounds. It will sit behind the sewer plant. Foley will handle all the engineering aspects for the site.

Mayor Lipsen added that they have been having meetings regarding water and prioritizing projects and mapping the water system.

Brown discussed the update on the water leak located on Route 29, which they are working to fix. Brown added that there may be another leak at the end of Broad Street and Bridge Street. They are using technology that is narrowing the location in finding the leaks.

Mayor Lipsen reported that the tree safety project is now complete, after the finishing up this week. Mayor Lipsen also reported that the county would be sealing the roadway on Rt. 523 starting on August 4th and they have advised that drivers seek alternate routes while the work occurs.

Grounds Committee

Meltzer reported that the trees had been trimmed back and cut down and the park was cleaned up. The fence is soon going to get updated as well. Improvements over the past couple of months have been ongoing while they are getting other grant work done.

OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Mayor Lipsen opened the floor to public comment.

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

EXECUTIVE SESSION

A motion by Folz, seconded by Mann to approve a resolution to go into executive session, all were in favor.

Mayor Lipsen gave special thanks to Deputy Clerk Terepka for doing an excellent job helping them through this meeting.

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:
 - Contract Negotiations (N.J.S.A. 10:4-4-12b.(7)).”

The discussion is anticipated to take approximately 10 minutes. Action may be taken.

3. It is intended at this time that the above-stated subject matter will be made public when the matter has been resolved.
4. This resolution shall take effect immediately.

A motion by Mann and seconded by Folz to return to regular session was unanimously approved by voice vote.

ACTION ON ITEMS FROM EXECUTIVE SESSION

No action is being taken.

NEXT MEETING

August 19, 2025

ADJOURNMENT

A motion was made by Mann and seconded by Folz to adjourn the meeting.

The meeting adjourned at 8:24 PM.

Laurie A. Courter

Laurie A. Courter, Borough Clerk