



STOCKTON BOROUGH COUNCIL REGULAR MEETING MINUTES

Date: September 15, 2025 7:00 P.M.

Held through Zoom

Mayor Aaron Lipsen., called the regular meeting of the Stockton Borough Council to order on September 15, 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 Sharon Neylon, former teacher at Stockton School.

ROLL CALL

Present: Councilperson Brown, Councilperson Fisher, Councilperson Folz, Councilperson Hunt, Councilperson Meltzer, Mayor Aaron Lipsen, Borough Attorney Lisa Maddox and Borough Clerk, Laurie A. Courter. Absent: Council President Michael Mann (Excused).

APPROVAL OF MINUTES

Mayor Lipsen stated that the July minutes were being tabled to the October meeting.

NEW BUSINESS

Short Term Rentals-Mayor Lipsen stated that a lot of other towns have rules in place of these to make sure they are run properly. Attorney Maddox discussed what the borough could consider in creating an ordinance to regulate these types of short-term rentals. It was the consensus of the council to have Attorney Maddox prepare an ordinance and provide information on the hotel tax rate.

OEM Report

Mayor Lipsen stated that there is no full detailed report but that he has been in contact with the coordinator and the deputy. They are working on the warning systems. Mayor Lipsen gave thanks to the volunteers working on this system.

OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR

Mike Odenwald asked why his email was not on agenda as official correspondence. Mr. Odenwald stated his surprise about the discussions of a potential hotel tax. Odenwald asked who handles complaints and how violations are collected. Discussed about not being able to see other participants on the Zoom meeting. Discussed the boroughs debt services and inquired about the resolution cancelling the bond debt. Mayor Lipsen responded that his correspondence was received but it was not added to the agenda.

John Bonanni stated he is speaking as a public citizen and thanked everyone on council for what they are doing. Bonanni stated he wanted to point out about police response time to the borough being one of the smallest in the state with regards to the borough considering short-term rentals.

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

RESOLUTIONS

Motion made by Folz and seconded by Meltzer to approve Resolution 2025-73.

Roll call: Brown, Fisher, Folz, and Meltzer. (Hunts connection was lost during roll call)

Ayes: 4

Nays: 0

Motion passes.

RESOLUTION 2025-73**CERTIFICATE OF DETERMINATION AND AWARD**

I, Diane Soriero McDaniel, Chief Financial Officer of the Borough of Stockton, in the County of Hunterdon, New Jersey (hereinafter referred to as the "Borough"), HEREBY CERTIFY as follows:

1. I hereby determine to issue the Bond Anticipation Note (the "Note") hereinafter described by virtue of the authority conferred upon me by the bond ordinances of the Borough referred to in the attached chart by reference to number, date of adoption and amount of bonds or notes authorized, such notes to be issued in the amounts indicated in the chart.

<u>TOTAL</u>		<u>NUMBER</u>	<u>DENOMINATION</u>
<u>PRINCIPAL</u>			
<u>AMOUNT:</u>	\$483,537	2025A-1	\$483,537
<u>DATE:</u>	9/5/2025		
<u>MATURITY:</u>	9/4/2026		
<u>INTEREST</u>			
<u>RATE PER</u>			
<u>ANNUM:</u>	4.75%, payable at maturity		

CUSIP
NUMBER:

PAYING
AGENT: BOROUGH OF STOCKTON, New Jersey

2. Pursuant to the authority so conferred upon me, I have awarded and sold the Note to Northfield Bank, at the price of \$483,537.

3. No bonds of the Borough have heretofore been issued pursuant to the bond ordinances referred to in Section 1 hereof, except as set forth in the attached chart.

4. The date of the first note or other obligation issued in anticipation of the issuance of the bonds that the Note is issued in anticipation of, whether or not now outstanding, is as stated in the attached chart.

5. No grants have been received, no paydowns have been made and no cancellations have been enacted that would reduce the debt authorization below the amount of notes outstanding under the bond ordinances described in the attached chart except as set forth therein.

6. No notes or other obligations in anticipation of the issuance of bonds have heretofore been issued pursuant to the bond ordinances referred to in the attached chart and now remain outstanding and unpaid except as set forth in the attached chart.

IN WITNESS WHEREOF, I have hereunto set my hand as of September 15, 2025

Diane Soriero McDaniel, Chief Financial Officer

BE IT RESOLVED by the Borough Council of the Borough of Stockton that the attached Certification of Determination and Award for Bond Anticipation Notes, Series 2025A-1 in the principal amount of 483,537.00 be hereby accepted.

Motion made by Folz and seconded by Brown to approve Resolution 2025-74.

Roll call: Brown, Fisher, Folz, and Meltzer. (Hunts connection was lost during roll call)

Ayes: 4

Nays: 0

Motion passes.

RESOLUTION 2025-74
Authorizing Cancellation of Capital Balances

WHEREAS, certain General Capital Improvement appropriation balances remain dedicated to projects now completed or no longer deemed necessary; and

WHEREAS, it is necessary to formally cancel said balances;

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the Chief Financial Officer is authorized to cancel the following unexpended and dedicated balances of Water/Sewer Capital Appropriations:

<u>Ordinance Number</u> <u>Cancelled</u>	<u>Project</u>	<u>Amount</u>
20-07	Sewer Repairs	\$ 125,000.00
15-01	Utility Equipment	\$ 416.53

PAYMENT OF BILLS AND VOUCHERS

Motion made by Brown and seconded by Folz to approve Resolution 2025-75.

Roll call: Brown, Fisher, Folz, and Meltzer. (Hunts connection was lost during roll call)

Ayes: 4

Nays: 0

Motion passes.

Stockton Borough Council Resolution 2025-75

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 \$288,505.27

MAYORS REPORT, BOROUGH COUNCIL COMMENTS & COMMITTEE REPORTS**Mayors Report**

Lipsen-thanked everyone for their hard work this month. Reminded voters of the polling locations at the Prallsville Mill. Reported that Stockton has signed on with the Hunterdon Electrical Cooperative and mailings from the borough and Concord Energy will be going out to the residents within the next month. Mayor Lipsen went on to explain what will be included in the mailing outlining that all residents will be enrolled into the less expensive program. The green energy program will also be available it will not provide as much savings. Mayor Lipsen also reiterated that residents can always opt out.

School Committee

Lipsen reported that they have been talking and meeting with the architect and bringing various specialists to the building to review details of the project. The Preservation Plan is coming along and moving forward. There will be a time set up for public input and suggestions in the next couple of months

Mayor Lipsen reported that NJDOT was surveying the canal bridge on Bridge Street. It is deteriorating and will eventually need replacement, however, there is nothing firm in place, but they will keep us in loop.

Community Outreach

Mayor Lipsen stated that this coming Saturday, there will be a Delaware River cleanup. There'll be cleanups going on up and down the river, the closest one to here is at Bulls Island. The cleanup starts at 8.30 a.m., and it goes until 11.30 a.m. It's this Saturday, September 20th. Information can be found on the front page of the borough's website.

Mayor Lipsen announced that the borough is doing the Tie the Town Pink event again on Bridge Street and Main Street. People can come downtown and get ribbons to tie on things downtown or at your own home. It's to raise awareness of breast cancer and the screenings that are available. This is being led by the Stockton Community Group. Mayor Lipsen thanked the members of the group for putting this together once again.

Infrastructure Committee

Mayor Lipsen reported that the borough has successfully replaced a water line by the school and St. Agnes Church. It was a complicated job, because the existing line had to be abandoned, so that was disconnected, and they had to pull a water line underneath the street and reconnect a whole new water line. It went very smoothly and he thanked the water department and the contractors.

Brown reported on the upcoming water repair scheduled for October 20th. Notifications will be sent out to conserve water during this time because water will be shut off during this repair south of 10 South Main Street. This will address problems that have been occurring and need to be addressed

Lipsen reported that they will send out a mailer and take other measures to reach out to residents to notify everyone of the upcoming repair. Also, this fall they will be doing major valve replacement up on the hill. Mayor Lipsen urged residents to register with the Reverse 911 system. There is a link on website to sign up.

Mayor Lipsen reported that for the MS 4 tier compliance, they have been working hard with the special project officials in replacing stormwater drain heads, as required by the New Jersey Department of Environmental Protection, and that's been entirely paid for by a grant. Lipsen also reported on the mapping project that the water department has helped with. GPS mapping of the whole town for the stormwater is being done as required by the DEP. The borough received a grant to pay for the mapping. Lipsen thanked Brown and the borough employees and the companies that have been working on this project.

Grounds Committee

Meltzer reported that the grounds committee submitted the 2025 Open Land Grant application which will hopefully get some money for next year. Meltzer also reported that they received clearance from the county to move forward with the 2024 funds, which they have. They will be working off the master plan and to update that with Colliers Engineers. This will be shared when it's complete.

OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Mayor Lipsen opened the floor to public comment.

Mike Odenwald, Risler Street expressed his opinion again of not being able to see anyone on the Zoom. Discussed various issues of tax revenue, information getting out to residents and representation and community involvement with the meetings and the upcoming election. Stated that there is a clear indication that the general welfare of a town with a median age of 60 is not being prioritized. Discussed about having shelter for the kids waiting for a bus. Called on Brown, Lipsen and Hunt about a decision that is in front of them regarding his 200-page cannabis application, to pay the town between \$80,000 and \$100,000. Stated that there are no bylaws for council, and no bylaws for the cannabis committee and stated that they can decide today or tomorrow or December 6th.

Ken Kozuhowski, expressed his support for the mayor and council and stated that everyone is doing a good job.

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

EXECUTIVE SESSION

A motion by Hunt and seconded by Brown to approve a resolution to go into executive session, 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:
General personnel/ matters falling within the attorney-client privilege
Litigation update re: Affordable Housing: IMO the Application of the Borough of Stockton (Docket No. HNT-L-58-25).

The discussion is anticipated to take approximately 30 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 Folz and seconded by Meltzer 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 Brown and seconded by Folz to adjourn the meeting.

The meeting adjourned at 8:05 PM.

Laurie A. Courter

Laurie A. Courter, Borough Clerk