



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



June 3, 2025 Meeting Minutes

The Stockton Borough Planning Board Regular Meeting was held via Zoom and called to order on June 3, 2025 at 7:00pm by Chair 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.

Roll Call and Attendance

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

Absent: Ms. Meltzer, Mr. Miller, Mr. Wallace

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

Flag salute done by all.

Open to the Public – Agenda Items

Chair Bonanni opened the meeting for Public Comment. Ms. St. Angelo noted that any comments for the Housing Plan Element and Fair Share Plan should be held for the Public Hearing portion later in the meeting. Seeing no comments, Chair Bonanni closed this portion of the meeting

Public Hearing - Housing Plan Element and Fair Share Plan

Ms. Slagle stated that Stockton Borough participated in the second round of affordable housing and also started the third round but dropped out along with other municipalities due to the litigation costs. The Borough is now participating in the 4th round of Affordable Housing.



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Ms. Slagle reviewed the Housing Plan Element and Fair Share Plan Draft memo and what the Borough responsibilities are: updated development fee ordinance for affordable housing, updating affordable housing ordinance for administration and regulation for the immediate future, but other responsibilities can wait until there are affordable housing units actually being built in the Borough. Vacant lot adjustment is for municipalities like Stockton Borough, who do not have land base large enough for affordable housing zoning, which means if and when vacant land becomes available it will be utilized for affordable housing. This was granted to Stockton in the second and third rounds of affordable housing, and she anticipates it will be granted to the Borough again in the fourth round of affordable housing. Stockton can also implement a mandatory set aside ordinance – which means if anyone comes in with residential development of 5 units or more it will be required that 1 unit will be designated affordable housing. The Borough does have a development fee ordinance that collects money that can be put towards creation of affordable housing, but nothing that has been done in the Borough meets this and the trust has a zero balance. Ms. Slagle also asked for a waiver of administrative items in the program until we need them, since there are no units and no trust fund. This includes hiring requirements for affordable housing and would be a financial burden on the Borough for something they can not implement at this time.

7:12pm – Mr. Miller entered the meeting.

Mr. Gallagher asked about the map on the last page that is color coded. The Anderson tract is marked as open space and he asked if it should be indicated preserved space. Ms. Slagle indicated that open space includes preserved space/Green Acres.

Mr. Bonnani – Asked if page 27 said that this is that all available land was assessed and is not considered developable for this process, and Ms. Slagle affirmed this. She further clarified that it is for affordable inclusionary, a minimum of 6 units per acre.

Mr. Bonanni thanked Ms. Slagle for her work on this and opened the floor to Board Members. Ms. Slagle quickly reviewed the process for adopting this plan. Ms. St. Angelo further clarified the requirements for an objection to the plan.

Seeing no further Board questions or comments, Chair Bonanni open this portion of the meeting for comments from the Public.

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

Motion by Ms. Bassett to Adopt the Housing Plan Element and Fair Share Plan. Second by Ms. Brown.

Ayes: Ms. Bassett, Ms. Brown, Mr. Bonanni, Dr. Harrison, Mayor Lipsen, Mr. Martino, Mr. Miller

Nays: none

Absent: Ms. Meltzer, Mr. Wallace



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New Business

Chair Bonanni reminded everyone to file their Financial Disclosure if they have not yet done so. They can get their PIN from the Borough Clerk.

Old Business

Chair Bonanni asked for a motion to approve October 2024 minutes as typed.
Motion by Ms. Bassett. Second by Mayor Lipsen. All in Favor. None opposed

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 Dr. Harrison. All in favor.

Respectfully submitted,

Monica Orlando
Planning Board Secretary