



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



May 6, 2025 Meeting Minutes

The Stockton Borough Planning Board Regular Meeting was held via Zoom and called to order on May 6, 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.

Flag salute done by all.

Roll Call and Attendance

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

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

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

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

Approval of Minutes

Ms. Orlando advised to hold off on October meeting minutes at the request of Mayor Lipsen.

Chair Bonanni asked for a motion to approve the minutes for December, January, and March.

Motion by Ms. Bassett. Second by Mayor Lipsen. All in favor. None opposed.

Mr. Martino arrived at 7:06pm.



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Completeness Review – Application PB25-01

Ms. Orlando reviewed Application PB25-01 completeness review from Board Engineer. The Application had deficiencies and was deemed incomplete. The memo was sent to the applicant and his attorney for their review.

New Business

Seeing none, Chair Bonanni closed this portion of the meeting.

Old Business

Chair Bonanni asked Ms. Slagle for a status update Affordable Housing and Cross Acceptance of State Master Plan.

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. She explained this goes in 10-year cycles, and that the Borough did not participate in the third round of affordable housing due to financial constraints for litigation – a common issue small municipalities faced. Ms. Slagle said pages 4 – 8 are the most important and the action items the Borough will need to take. The Borough will be seeking a waiver on many items since the Borough doesn't have money for these items and currently qualifies for vacant lot adjustment. Ms. Slagle said the deadline for adoption by Planning Board and endorsement by Borough Council is June 30th.

Ms. Bassett asked for clarification on the vacant lot analysis and if it is conceptual unit totals. Ms. Slagle explained the methodology behind vacant lot analysis, how the property is determined to be developable or not. Standard density is a minimum of 6 units per acre to be considered developable, and then 20% must be set aside as affordable housing. Lots must be at least 0.83 acres in size per lot, and cannot be in flood plan, steep slope, wetlands, etc and in the Borough there are currently no lots that qualify.

Mr. Bonanni asked for update on Master Plan Cross Exam. Ms. Slagle said Hunterdon County has taken all municipality plans and sent a report to the State of New Jersey and now everyone is just waiting to hear back from the state.

Seeing no further Board questions or comments, Chair Bonanni closed this portion of the meeting.

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. All in favor.

Respectfully submitted,

Monica Orlando, Planning Board Secretary