



## **STOCKTON BOROUGH COUNCIL REGULAR MEETING MINUTES**

Date: October 20, 2025 7:00 P.M.

Held through Zoom

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Mayor Aaron Lipsen called the regular meeting of the Stockton Borough Council to order on October 20, 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 followed by a moment of silence for Delaware Township Committeeman, David C. Bond.

### **ROLL CALL**

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

### **APPROVAL OF MINUTES**

Motion made by Hunt and seconded by Brown to approve the following minutes with corrections, all were in favor.

- July 21, 2025
- August 18, 2025
- September 15, 2025
- October 6, 2025(Special)

### **OLD BUSINESS**

Hunterdon Area Electrical Cooperative – Concord Energy

Mayor Lipsen explained the mailer that was sent to all residents believed to be eligible from the borough and from the company. Residents who receive the letter and they do nothing; they will be automatically enrolled into the cooperative which will result in reduced energy prices. If residents want to make any changes like opting out or choosing the green option, they can contact the company.

### Water Meter Replacement Project

Mayor Lipsen reported several meters have been ordered for replacement. A mailer was sent to one portion of the town to schedule these replacements which can be complicated for the guys to get into the homes. A survey that residents can take to put their information in is on front page of website to try and schedule the appointments. Not all meters will be replaced; there will be a priority list. Brown added that the meter readers will have photo ID's issued by the county so they can identify themselves. There will also be lead line inspections which is required by NJDEP.

### Short Term Rentals Discussion

Mayor Lipsen stated that a sample ordinance was sent to members of council, to get the process started to get feedback. Mayor Lipsen explained that this would be making sure these properties are registered for certain legal requirements and inspected and safe. Hotel tax is another issue but the idea of keeping an eye on this situation to maintain a residential character and not turn it into a commercial area. Attorney Maddox briefly went through the draft ordinance, pointing out the provisions for short-term rentals. Discussions ensued regarding how frequently a property can be rented out. Establishing a principal resident was discussed. Attorney Maddox explained that the tax would be a 3% tax which is the highest that could be charged. Discussions consisting of having a housing inspector to conduct the inspections ensued.

## **NEW BUSINESS**

### American Tower-Cell Tower

Mayor Lipsen stated that new cellular panels will be put on the cell tower. It won't affect appearance, it's just modernizing it. Attorney Maddox further explained the need for the council's approval for the upgrade. No objections were heard for the cell phone tower upgrades.

### Accept resignation of Deputy Finance Donna Griffith

Mayor Lipsen thanked Donna for her service and professionalism as once the deputy clerk and recently the deputy finance assistant.

### Use of Borough Park

Mayor Lipsen turned meeting over to Council President Mann.

Before recusing himself, Mayor Lipsen explained that Delaware Township is looking for practice fields in which they asked permission to use the boroughs park and fields. Attorney-Maddox asked if there is any sort of policy for use of parks for sports. Hunt replied that it's just a verbal agreement. Anyone can come to use the park for sports. Council President Mann stated he will turn this matter over to Kate Meltzer to coordinate.

## **OEM Report**

Mayor Lipsen reported that the coordinators participated in the drill for the Merrill Creek Dam. They also attended in September, the Hunterdon County OEM meeting. They learned about a new damage reporting tool for natural disasters. They also monitored the Oct 12<sup>th</sup> weather event and are continuing to work on the Emergency Operation Plan. Mayor Lipsen thanked them for the volunteer service to the community.

**OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR**

Mayor Lipsen announced before opening the floor to public comment, an addendum and stated that any questions regarding the applications or licensing process related to cannabis shall be submitted in writing. Verbal interpretations of the RFA, or request for an application will not be given by the borough.

Mike Odenwald 25 Risler Street, stated what he is going to read will be official correspondence and will be forwarding it to the Clerk. Mr. Odenwald stated this is regarding the borough spending \$8,000 in hiring two consultants in to assist the cannabis committee to evaluate two license applications. Mr. Odenwald went on to give examples of how the borough could spend the \$8,000 elsewhere. Mayor Lipsen responded that they strive to be professional and thorough and to do their best to meet the needs of the public. Mayor Lipsen explained the reason for the application fee is to be sure its thorough and professional and to get advice and guidance to the committee where needed.

Adam Juncosa, spoke on the short-term rental ordinance being contemplated with regards to allowing Airbnb's. Stated that Corporations or companies would come in to create multiple different, short-term rentals that would change the voice of Stockton. Stated his concerns with parking and added that keeping it to rentals and that it is someone's own house, someone who is here for more than half the year and still keeping Stockton the same.

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

**ORDINANCES-1<sup>st</sup> Reading**

Motion made by Brown and seconded by Mann to approve on first reading for Ordinance 2025-05.

Roll call: Brown, Fisher, Hunt and Mann.

Ayes: 4

Nays: 0

Motion passes.

**ORDINANCE NO. 2025-05****AN ORDINANCE OF THE BOROUGH OF STOCKTON  
AMENDING ORDINANCE NO. 19-04 TO AUTHORIZE THE  
PROCUREMENT OF GOODS AND SERVICES FOR WATER AND  
SEWER UTILITY IMPROVEMENTS THEREUNDER**

**WHEREAS**, by Ordinance No. 19-04, entitled "Capital Ordinance to Authorize the Purchase and Installation of New or Replacement Equipment and Materials for Use by the Stockton Borough Sewer Utility, by and for the Borough of Stockton, in the County of

Hunterdon, and the Expenditure of \$100,000.00 from the Sewer Utility Capital Improvement Fund for the Financing Thereof,” the Stockton Borough Council authorized the purchase and installation of new or replacement equipment and materials for use by the Borough’s Sewer Utility and expenditure of \$100,000 from the Sewer Capital Improvement Fund for the financing thereof; and

**WHEREAS**, since that time, the Sewer Utility and Water Utility have been combined; and

**WHEREAS**, the Borough seeks to ensure that the funds previously authorized for use by the Sewer Utility may be used by the combined Water and Sewer Utility for the purchase and installation of new or replacement equipment and materials for water and/or sewer improvements.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stockton in Hunterdon County, New Jersey as follows:

**Section 1.** The provisions of the “Whereas” clauses are hereby incorporated herein as if fully restated.

**Section 2.** Ordinance No. 19-04, for the purchase and installation of new or replacement equipment and materials for the Sewer Utility and expenditure of \$100,000.00 from the Sewer Capital Improvement Fund for the financing thereof, is hereby amended to enable the Borough to utilize said \$100,000.00 for the purchase and installation of new or replacement equipment and materials for use for Water and/or Sewer Utility purposes; and

**Section 3.** All remaining provisions of Ordinance No. 19-04 not inconsistent herewith shall remain in full force and effect.

**Section 4.** This ordinance shall take upon adoption and publication as provided by law.

**RESOLUTIONS**

Motion made by Hunt and seconded by Brown to approve Resolution 2025-77

Roll call: Brown, Fisher, Hunt and Mann.

Ayes: 4

Nays: 0

Motion passes.

**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 .

Motion made by Hunt and seconded by Brown to approve Resolution 2025-78

Roll call: Brown, Fisher (recused) Hunt and Mann.

Ayes: 3

Nays: 0

Motion passes.

**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

**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.

Motion made by Brown and seconded by Hunt to approve Resolution 2025-79

Roll call: Brown, Fisher, Hunt and Mann.

Ayes: 4

Nays: 0

Motion passes.

**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).

**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.

Motion made by Hunt and seconded by Brown to approve Resolution 2025-80

Roll call: Brown, Fisher(recused) Hunt and Mann.

Ayes: 3

Nays: 0

Motion passes.

**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

**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.



Motion made by Hunt and seconded by Brown to approve Resolution 2025-81

Roll call: Brown, Fisher (recused) Hunt and Mann.

Ayes: 3

Nays: 0

Motion passes.

**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 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.

Motion made by Brown and seconded by Mann to approve Resolution 2025-82

Roll call: Brown, Fisher, Hunt and Mann.

Ayes: 4

Nays: 0

Motion passes.

#### **RESOLUTION 2025-82**

#### **Resolution by the Stockton Borough Authorizing an Application to the Complete Streets Technical Assistance Program**

**WHEREAS**, safe, convenient, accessible, equitable, healthy, and environmentally and economically beneficial transportation for all users is a priority of Stockton Borough, Hunterdon County; and

**WHEREAS**, Complete Streets is a means to provide a comprehensive, integrated, connected multi-modal network of transportation options through planning, design, construction, maintenance, and operation of new and retrofit transportation facilities along the entire right-of-way for all roadway users of all ages and abilities; and

**WHEREAS**, Complete Streets can provide many benefits, including:

- Improved safety for pedestrians, bicyclists, children, older citizens, non-drivers and the mobility challenged as well as those that cannot afford a car or choose to live car free,
- Improved access to employment, education, residential, recreation, retail centers and public facilities,
- Local economic vitality,
- Access to the health benefits of physical activity,
- Improved stormwater management, and
- Reductions in greenhouse gas emissions; and

**WHEREAS**, when streets are not complete, the negative impacts on public health, safety, equity, the economy and the environment are disproportionately borne by low-income and minority communities.

**WHEREAS**, through the North Jersey Transportation Planning Authority's FY2024 *Complete Streets Technical Assistance Program*, Sustainable Jersey will coordinate and the Voorhees Transportation Center at Rutgers University will provide planning-level technical assistance services to municipalities for a specific project related to advancing a Complete Streets initiative in their communities; and

**WHEREAS**, although no direct funding is provided, selected municipalities will receive free direct technical assistance services to complete a specific task related to advancing a Complete Streets initiative in their communities.

**THEREFORE, BE IT RESOLVED** the Common Council of Stockton Borough authorizes the Mayor, Aaron Lipsen to submit an application to the ***Complete Streets Technical Assistance Program*** to receive free direct technical assistance services to complete a specific task related to advancing Complete Streets, and also commits pertinent municipal staff to coordinate and collaborate with Sustainable Jersey, Voorhees Transportation Center and the North Jersey Transportation Planning Authority to support the successful and timely delivery of technical assistance services.

#### **PAYMENT OF BILLS AND VOUCHERS**

Motion made by Hunt and seconded by Mann to approve Resolution 2025-83. Mayor Lipsen stated that the infrastructure department has decided to join the New Jersey Water Association which will give additional benefits to the borough by joining.

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

Ayes: 4

Nays: 0

Motion passes.

### **Stockton Borough Council Resolution 2025-83 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 \$187,192.10

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

Community Outreach Mann reported that the group did a great job Tying the Town Pink that was started a couple of weeks ago. Mayor Lipsen thanked the Stockton Market who volunteered to make special baked goods to support the cause.

Infrastructure Committee- Brown reported that the concrete pad has been poured and curing now for the emergency generator. This will be a substantial asset to the town in the event of an emergency. The generator will turn on automatically in case of a power failure. The old generator will be used as back up. Mayor Lipsen added that the water repairs went very well today. A fire hydrant was leaking on South Main Street. Mayor Lipsen gave special thanks to the new Deputy Finance Coordinator and Ms. Griffiths for printing out envelopes and working hard on the mailers that were sent to all of the residents being affected by the water outage. Added that the borough is making good strides in operations and has been working hard to institute procedures which maximize professionalism. Mayor Lipsen thanked all of our professionals, Attorney Maddox, and Ms. Courter for their kindness, support and their hard work in running the government. Mayor Lipsen also gave thanks to the council who give much of themselves and for having patience and stated that it's been a great pleasure to work with everyone to help the community.

Stockton School, Mayor Lipsen reported that there will be more committee meetings and that they have met with the architect, the archaeologist and engineers. They are nearing the end of their report process for the preservation plan. They will have discussions on how to proceed financially with different possibilities for the building.

Mayor Lipsen reported that Bridge Street and they are considering new cones. A new sign plan is in the works for upgrading for the borough. There is a plan to add speed limits on Bridge Street and to discuss truck signage. He has reached out to the NJDOT and DRJTBC and they are aware of the situation of Bridge Street. Discussions of limiting trucks on Bridge Street ensued. Brown added that it would be helpful for Lisa to see what type of controls by ordinance they can do and come up with solutions for some of these problems.

Mayor Lipsen reported that the storm drain head replacement project is almost complete along with the MS4 Tier A Stormwater Report. The mapping and storm drains are just about done; they will need the engineer to write up the watershed report.

Mayor Lipsen spoke on the stormwater issues coming down from Route 523 that caused flooding in town during Tropical Storm Ida and other events. They are still waiting for federal assistance on this issue.

Brown reported on the FEMA house raising project and stated that and stated that his recent communications back from them have not been very clear and things are on hold.

Hunt inquired about taking steps to appeal to the second part for the money for Worman Road. Mayor Lipsen replied that they are still working with FEMA for additional funding that was not given. Construction is definitely not occurring this fall; there's an outside possibility for spring.

### **OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

Mayor Lipsen opened the floor to public comment.

Mike Odenwald stated he had additional questions and asked why not invite both (cannabis) applicants in to talk about their versions and community impact plans. Stated that the mayor has recused himself on several decisions with respect to proximity, and asked why isn't Mr. Fisher or Kate recused? They're also adjacent to the park. Stated that none of this makes sense. There's no consistency to recusing and added that this warrants a review by the attorney. Questioned the vote on resolutions involving the cannabis committee on spending money. Spoke on the increase of legal fees compared to last year.

Mayor Lipsen asked Attorney Maddox for her opinion on recusals. Attorney Maddox explained matters that were being recused and stated that every recusal is factually different and there could be a conflict or concerns with a conflict and if the area is gray you err on the side of caution.

Mike Odenwald exclaimed, do whatever the [expletive deleted] you want.

Mayor Lipsen reminded Mr. Odenwald that profanity is not permitted in public meetings.

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

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### **EXECUTIVE SESSION**

A motion by Hunt, 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:
  - Litigation update - Affordable Housing Fourth Round/Fair Share Housing Center challenge

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 Hunt and seconded by Fisher to return to regular session was unanimously approved by voice vote.

Motion made by Hunt and seconded by Brown to approve Resolution 2025-84.

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

Ayes: 4

Nays: 0

Motion passes.

### **Stockton Borough Council**

#### **Resolution 2025-84**

#### **AUTHORIZING AMENDMENT TO CELLCO PARTNERSHIP LEASE AGREEMENT**

**WHEREAS**, by lease dated June 23, 2013, the Borough executed an agreement with Cellco Partnership for purposes of constructing and operating a telecommunications tower on a 2,400 square foot parcel known as Lot 17 in Block 7 on the Borough's tax map; and

**WHEREAS**, the Borough and Cellco Partnership amended the lease agreement on October 19, 2018 enabling American Tower to prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Cellco Partnership; and

**WHEREAS**, the lease agreement, as amended, enables Cellco Partnership to make improvements to the telecommunications tower; and

**WHEREAS**, by plans revised to August 25, 2025, American Tower, on Cellco Partnership's behalf, requested the Borough's approval to install upgrades and make improvements to the telecommunications tower to (1) replace 9 of the existing antenna with 6 of the same height and (2) replacement of 4 of the existing cabinets with 2.

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

2. The foregoing "Whereas" clauses are incorporated herein as if fully restated.
3. The lease agreement between the Borough and Cellco Partnership is hereby amended to authorize American Tower and Cellco Partnership to complete the

above-referenced improvements, as more specifically set forth and described in the construction plans revised to August 25, 2025.

4. The August 25, 2025 plans shall be annexed to the lease agreement.
5. American Tower and Cellco Partnership shall be required to obtain any additional state, local or other government approvals as may be necessary to complete the improvements herein described.

**ACTION ON ITEMS FROM EXECUTIVE SESSION**

No action is being taken.

**NEXT MEETING**

November 17, 2025 on Zoom

**ADJOURNMENT**

A motion was made by Hunt and seconded by Brown to adjourn the meeting.

The meeting adjourned at 10:18 PM.

*Laurie A. Courter*

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Laurie A. Courter, Borough Clerk