



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



November 13, 2025 Meeting Minutes

The Stockton Borough Planning Board Regular Meeting was held via Zoom and called to order on November 13, 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: Bassett, Brown, Bonanni, Harrison, Lipsen, Martino, Gallagher

Absent: Meltzer, Miller, Onuskanich, Wallace

Also present: Attorney Tara St. Angelo, Planner Joanna Slagle, Engineer Adam Wisniewski, Board Secretary Monica Orlando

Flag salute done by all.

Motion by Ms. Bassett to approve the October 2, 2025 meeting minutes as typed. Second by Ms. Brown. Mayor Lipsen abstained. All others in favor.

Public Hearing – Application PB25-02

Odd Bird Brewing – Amended D variance & Site Plan Waiver

Block 4 Lot 6 Zone: CR

10 Risler Street

Quorum of minimum 5 members, not including Class I and Class III members, was confirmed by Board Secretary Ms. Orlando. Legal Public notice and certified letter notice deliveries confirmed by Board Secretary Monica Orlando.



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



Ms. Slagle and Mr. Wisniewski reviewed the completeness memo issued on this application. Both professionals recommended the application to be deemed complete, and justification for waiver of all items is based on previous approval with minor revisions.

Motion by Mr. Gallagher to deem the application complete. Second by Mr. Martino.

Ayes: Bassett, Brown, Harrison, Martino, Gallagher, Bonanni

Nays: none

Absent: Miller, Meltzer, Onuskanich, Wallace

Recused: Lipsen

Attorney for the applicant, Richard Mongello, gave an introduction on the application. Ms. Orlando confirmed there are 6 voting members present for this application. Applicants are looking to use the unoccupied indoor space next door as storage space for raw materials and cold storage for finished beer. The added space would be accessible by - "employees only"- and would not increase the customer seating area or occupancy capacity. They would also like to make the temporary COVID approved outdoor seating permanent. The resolution of unanimous approval from 2018, Exhibit A-1, was presented.

Ms. St. Angelo swore in Paul Juliano, Architect for the applicant, and Adam Janosa and Karen Malzaone, applicants, for the hearing.

Adam Jancosa gave an overview of their business, and how they unexpectedly received state approval for outdoor seating due to COVID restrictions with Borough Council approval. The outdoor space has been renewed annually since 2020. November 30, 2025, the state was no longer approving the blanket COVID outdoor seating. The applicants believe this outdoor space has caused no issues while being utilized and would like to have it granted permanently. They would like to utilize the now vacant mechanic bay as storage accessed only by employees.

Paul Juliano stated his licenses and credentials for the record and was accepted as an expert witness for this hearing. Mr. Juliano reviewed the site plan that was submitted as part of the application – dated 9/16/25 and revised on 11/7/25.

Ms. Slagle asked what the barrier is. Mr. Jancosa indicated that there is an existing barrier that is 3 wooden barrels with oak slabs attached to the top and are quite heavy.

Ms. Slagle asked if new lighting is proposed. Mr. Jancosa stated there is not. Ms. Slagle inquired if there is any music played outside. Mr. Jancosa stated no music inside or outside. Ms. Slagle asked if there will be any increased parking demand from the new outside area. Mr. Jancosa stated this is the same outdoor area they have utilized for the past 5 years and there will be no change in the parking situation. Ms. Slagle asked if the hours have changed since the prior resolution, and Mr. Jancosa stated they added in Sunday but there was no restriction on that in the previous resolution. Mr. Jancosa confirmed there is no food served by the brewery, but customers can bring their own food to the brewery. Food trucks are only permitted for private events, which are far and few between.



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



Mr. Wisniewski asked about the tent outside and if there is any intention to leave it outside during the winter. Mr. Jancosa stated that tent regulations state they can only be up from April 1 – November 30. The tent frame will remain, but the tent will be down.

Outside seating will still be available with propane heaters that are permitted and inspected by the fire marshal. The outdoor seating and tables remain outdoors.

Mr. Wisniewski asked if there are any times when extra parking is needed. Mr. Jancosa stated they have an agreement with the owners of the parking lot across the street that they can use it for overflow parking.

Chair Bonanni opened the hearing for public comment on the application.

Devin Cornia, executive director for NOFA, stated his support for this application and spoke of Odd Bird Brewery's history of giving back to the community.

Pat Slack, 7 Risler Street, proposed that the applicant uses the proposed storage expansion for seating instead. He stated that patrons who park on the road cause an issue for him trying to leave his driveway.

Chris Poh, former councilman in Frenchtown, stated the Planning Board meetings are well run and have kudos to their efficiency. He voiced his support for the application and applicants.

Jen Williford, representing Fisherman's Mart, voiced support for the application and applicants.

Karen Edwards, 17 Risler Street, read a statement of support for the application and applicants.

Mrs. Slack, 7 Risler Street, stated applicants are considerate with not having music. She echoed her husband's earlier comments regarding using the proposed storage expansion for seating instead as well as looking into more parking spaces on site.

Seeing no other comments from the public, his portion of the meeting was closed to the public.

Ms. St. Angelo confirmed with applicant that there are 13 parking spaces on site. Mr. Jancosa confirmed. Ms. St. Angelo asked if there were more, which Mr. Jancosa stated there were also 2 employee-only spaces prior, but based on current parking ordinances they have more than enough. Ms. St. Angelo confirmed this application does not trigger any parking variance.

Motion by Mr. Gallagher to approve Application PB25-02 with all standard conditions of application approvals.
Second by Ms. Brown.

Ayes: Bassett, Brown, Gallagher, Harrison, Martino, Bonanni

Nays: none

Absent: Miller, Meltzer, Onuskanich, Wallace

Recused: Mayor Lipsen



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



New Business

Seeing none, Chair Bonanni closed this portion of the meeting

Old Business

Seeing none, 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 Mr. Gallagher to adjourn. Second by Dr. Harrison. All in favor.

Respectfully submitted,

Monica Orlando
Planning Board Secretary