



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

Date: March 16, 2026 7:00 P.M.  
Held through Zoom

Mayor Aaron Lipsen called the regular meeting of the Stockton Borough Council to order on March 16, 2026, 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 Star Ledger 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.

### **MOMENT OF SILENCE:**

Mayor Lipsen observed a moment of silence to recognize the passing of Richard W. Macomber, Former Stockton Rescue Squad captain and also the mayor and township committee member from Delaware Township, along with John Grady, lifetime member of the New Hope Fire Company, and husband to former Stockton resident Linda DeWitt.

### **ROLL CALL**

Present: Councilperson Brander, Councilperson Brown, Councilperson Fisher, Councilperson Gilinger, Mayor Aaron Lipsen, Borough Attorney Lisa Maddox, and Borough Clerk Laurie A. Courter.

Excused: Councilperson Meltzer, Council President Mann

### **APPROVAL OF MINUTES**

Discussion: Brown noted there was more discussion with regards to the housing resolution and ordinance. At this time the regular minutes of February 9<sup>th</sup> were tabled to edit the minutes with input from Brown.

Motion made by Brown and seconded by Gilinger to approve the executive session minutes of February 9, 2026, all were in favor.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**CORRESPONDENCE**

Odenwald Email dated February 20th-Subject: Reminder - Town Hall Meeting Tomorrow

Mayor Lipsen stated that there is one correspondence received regarding a town hall meeting in Frenchtown.

**OLD BUSINESS**

Discussion: Proposal for Professional Services-Stockton Borough Park Master Plan

Mayor Lipsen reported that Ms. Meltzer isn't here this evening, but for budgetary purposes, she would like the Council to consider hiring the engineering firm to look at the master plan for the Stockton Playground Park; Mayor Lipsen stated he believes this was sent to council members. At this point Mayor Lipsen recused himself and turned meeting over to Brown.

Brown stated that Kate would like to adopt two of the elements of the engineer's proposal; 1<sup>st</sup> and 3<sup>rd</sup> one. Brown asked if there was a timeline; Mayor Lipsen replied they are not ready to proceed with this and it's only preliminary. Brander added that she agrees with the objectives, one and three are pretty clear. Brander stated that she is not sure what the grant schedule is but would like to pursue. Attorney Maddox stated that she understands that there may be a special meeting in a couple of weeks regarding this issue after everyone has had a chance to review. Mayor Lipsen retook chair.

**NEW BUSINESS**

Mayor Lipsen acknowledged the resignation of Planning Board Secretary Monica Orlando and thanked her for her service to the municipality for the last three years.

**OEM REPORT**

Mayor Lipsen gave the OEM report:

Thanked the volunteers for all of their hard work and service. They participated in the NAWAS drill on February 5th. They went to the county OEM meeting on February 13<sup>th</sup> and monitored weather events on February 22<sup>nd</sup> and 23<sup>rd</sup> during the declared state of emergency. They also participated in the county OEM meeting on February 25<sup>th</sup> and 26<sup>th</sup> and coordinated and participated in the county OEM about preliminary damage assessments on the winter storm. They are continuing to review the Borough Emergency Operation Plan. Today they have had meetings with the county and are monitoring the weather events for this current storm.

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

Mayor Lipsen opened the floor to public comment

Michael Odenwald-Risler St-asked Mayor Lipsen to confirm how many participants are on the call right now. Mayor Lipsen stated for Mr. Odenwald to proceed with his comments.

Odenwald stated that it is important to know who else from the public is participating in the meeting. Odenwald discussed his correspondence he sent to the borough regarding a potential conflict of interest involving Mr. Fisher and stated that he does not see it on the agenda. Asked how council is going to address this conflict. Odenwald continued with his comments regarding Mr. Fisher and his place of employment. Inquired about the cannabis committee and the newest member of the

committee being Mr. Gilinger and asked if he has been provided scoring reports from the two prior applicants, so that he is aware of the previous evaluation process. Odenwald asked who is serving as the chairman of the cannabis committee. Inquired about the park activities and if they require 100% of grants or is there money coming out of the budget and if the plan does not include a stage or a dog park, asked what they are actually voting on. Inquired about a special meeting and asked what that would be for and asked if there was an agenda available. Stated that for all those attendees that are here, if you don't speak up, we don't know you're here, and definitely stick around for the next public comment that happens after the committee reports and stated that will be very telling.

Mayor Lipsen's response to Odenwald's inquiries:

There are about a dozen people in the meeting. Stated that he doesn't follow Mr. Odenwald's logic related to conflict of interest with Mr. Fisher. Attorney Maddox added about the conflict and stated for everyone's clarification, Mr. Fisher did recuse himself from all matters related to the cannabis applications and the cannabis ordinance because of his involvement in the cannabis industry. That was his decision, and, that is what occurred with reference to his recusal, and in connection with the Finance Committee, Ms. Maddox also stated that they did see his (Odenwald's) note, but they believe there's isn't any conflict of interest whatsoever with Mr. Fisher's involvement on the Finance Committee. Mayor Lipsen stated he is recused from the park items, so the committee report can probably discuss some of that if members would like to discuss their approach. And the special meeting, which we'll discuss later, has to do with passing some of the ordinances that we're going to be looking at tonight.

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

Mayor Lipsen announced that at this time, council will be entering executive session for 30 minutes.

#### **EXECUTIVE SESSION**

Motion made by Brown and seconded by Gilinger to pass a resolution to go into executive session, all were in favor.

#### **RESOLUTION -EXECUTIVE SESSION**

#### **AUTHORIZING THE MAYOR AND COUNCIL OF THE BOROUGH OF STOCKTON TO ENTER INTO EXECUTIVE (CLOSED) SESSION UNDER THE OPEN PUBLIC MEETINGS ACT (N.J.S.A. 10:4-13)**

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

1. The Mayor and Council will now convene into an executive (closed) session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b. of the Open Public Meetings Act.

2. The general nature of the subject or subjects to be discussed in said session are as follows:

Matters involving the potential purchase, lease or acquisition of real property and investment of public funds (N.J.S.A. 10:4-12b(5))

3. The matters discussed will be made public when the need for confidentiality no longer exists

Motion made by Gilinger to enter back into regular session Brown seconded all were in favor.

Commented [AL1]: What time?

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

Motion made by Brown and seconded by Brander to approve on first reading for Ordinance 2026-03

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**ORDINANCE 2026-03**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON  
ESTABLISHING LEAD-BASED PAINT HAZARD  
INSPECTION REQUIREMENTS FOR RENTAL  
DWELLING UNITS**

**WHEREAS**, pursuant to P.L. 2021, c. 182, as amended by P.L. 2024, c. 74 (N.J.S.A. 52:27D-437.16 et seq.), all municipalities are required to inspect every rental dwelling unit, and in a building consisting of two or three dwellings, the common area within each building that contains a rental dwelling unit, located within the municipality at tenant turnover for lead-based paint hazards or within three years of the effective date of P.L. 2021, c. 182, whichever is earlier; and

**WHEREAS**, the purpose of these requirements is to prevent the poisoning of residents by requiring that the presence of deteriorated lead-based paint on the interior and exterior of pre-1978 structures be identified and correctly addressed by reducing and controlling lead-based paint hazards which may be present, in order to prevent human exposure to such hazards; and

**WHEREAS**, it is necessary and in the best interests of the residents of the Borough of Stockton to impose regulations, procedures and standards for the completion of inspections for

lead-based paint in rental dwelling units, in order to conform to and ensure compliance with State law.

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

**Section 1.** The following standards, procedures and requirements are hereby enacted for purposes of regulating lead-based paint inspections for rental dwelling units in the Borough:

**LEAD-BASED PAINT INSPECTION REQUIREMENTS  
FOR RENTAL DWELLING UNITS**

**§1. Definitions.**

For purposes of this ordinance only, the following words and terms shall have the meaning as used in, and in accordance with, N.J.S.A. 52:27D-437.16 and N.J.A.C. 5:28A-1.1 et seq.:

*Common area* means the interior portions of a building used for residential rental purposes that are generally accessible to residential tenants, but not including the interior of individual dwelling units. Common areas shall include, but not be limited to, hallways, stairs, foyers, basements, laundry rooms, and the interior of attached or detached garages, if the areas are generally accessible to residential tenants and the areas are not located within the interior of an individual dwelling unit.

*Dust wipe sampling* means a sample collected by wiping a representative surface and tested, in accordance with a method approved by the United States Department of Housing and Urban Development (HUD) and as conducted pursuant to N.J.A.C. 5:28A-2.3.

*Dwelling* means a building containing a room or rooms, or suite, apartment, unit, or space that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

*Dwelling unit* means a single-family living space, including a single family home, or an apartment, room, or rooms within a two-family or multiple-family building, that is occupied or intended to be occupied for sleeping or dwelling purposes by one or more persons living independently of persons in similar dwelling units.

*Lead evaluation contractor* means a firm certified by the Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17. This includes the ability to perform dust wipe sampling.

*Lead-safe certification* means the certification required under this ordinance, which confirms that a periodic lead-based paint inspection was performed, and no lead-based paint hazards were found. This certification is valid for three years from the date of issuance, in accordance with N.J.A.C. 5:28A-2.4

*Periodic lead-based paint inspection* means (except as otherwise provided in section 5a of this ordinance), the initial inspection of all applicable dwelling units at the earlier of three years from the effective date of P.L. 2021, c. 182 (July 22, 2022) or tenant turnover and, thereafter, the earlier of three years or upon tenant turnover, consistent with N.J.A.C. 5:28A-2.1, for the purposes of identifying lead-based paint hazards in dwellings subject to this ordinance.

*Remediation* means interim controls or lead abatement work undertaken in conformance with this ordinance and applicable law and regulation to address lead-based paint hazards.

*Tenant turnover* means the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit, or the time at which a new tenant enters a vacant dwelling unit.

**§2. The Borough's lead evaluation contractor; ability to hire lead evaluation contractor directly; inspections authorized.**

- a. The Borough shall designate a lead evaluation contractor authorized to perform periodic lead-based paint inspections for lead-based paint hazards in every rental dwelling unit and, in a building consisting of two or three dwelling units, the common area within each building that contains a rental dwelling unit in the Borough. The Borough's lead evaluation contractor shall be authorized and empowered to conduct the required periodic lead-based paint inspections required by law, and take such other action on the Borough's behalf as set forth in this ordinance and applicable law.
- b. The owner or landlord (referred to herein as "owner") of a dwelling subject to the inspection requirements of this ordinance shall be permitted to directly hire a lead evaluation contractor of their own selection to conduct the periodic lead-based paint inspections for lead-based paint, subject to compliance with N.J.A.C. 5:28A-2.1(d).

**§3. Exemptions.**

In accordance with N.J.S.A. 52:27D-437.16(c) and implementing regulations, a rental dwelling unit shall not be subject to inspection and evaluation for the presence of lead-based paint hazards as required by this ordinance if:

- a. The dwelling unit was constructed during or after 1978;

- b. The dwelling unit is a single-family or within a two-family seasonal rental dwelling that is rented for less than six months duration each year by tenants that do not have consecutive lease renewals;
- c. The dwelling unit has been certified to be free of lead-based paint, pursuant to N.J.A.C. 5:17;
- d. The dwelling unit is in a multiple family building that has been registered with the Department of Community Affairs as a multiple family building for at least ten years, either under the current or a previous owner, and has no outstanding lead-based paint violations from the two most recent cyclical inspections performed under the Hotel and Multiple Dwelling Law, P.L. 1967, c.76 (N.J.S.A. 55:13A-1 et seq.); or
- e. Is a dwelling unit that has a valid lead-safe certification issued in accordance with this ordinance.

**§4. Dwelling owner responsible for obtaining inspection and payment of fees; applicable fees.**

- a. The owner of every rental dwelling unit offered for rental, unless otherwise exempt hereunder, shall be required to obtain an inspection of the unit for lead-based paint hazards as required by this ordinance.
- b. To obtain the required inspection, the owner shall arrange for same with the Borough's lead evaluation contractor or directly hire its own lead evaluation inspector.
- c. The owner shall be responsible for scheduling the inspection and paying all applicable and required fees directly to the contractor. The lead evaluation contractor completing the inspection shall ensure that the proper type of inspection or assessment (i.e., visual assessment or dust wipe sampling, or both) is performed in accordance with N.J.A.C. 5:28A-2.3.
- d. The fee for the cost of the periodic lead-based paint inspection completed by the Borough's lead evaluation contractor shall be as determined by the Borough and lead evaluation contractor annually, and shall be based on the actual cost charged for the inspection. The owner shall pay the Borough's lead evaluation contractor directly for each inspection.
- e. In addition to the foregoing, the Borough shall also charge the owner a fee of \$20.00 per unit inspected by each lead evaluation contractor, unless the owner demonstrates that it has already paid this inspection fee pursuant to the provisions of section 10 at P.L. 2003, c. 311 (N.J.S.A. 52:27D-437.10).

1. When due, the fee paid under this subsection e. shall be paid by the owner to the Borough's lead inspection contractor.
2. The Borough's lead inspection contractor shall submit the fees collected under this subsection e. to the State for deposit into the Lead Hazard Control Assistance Fund established under section 4 at P.L. 2003, c. 311 (N.J.S.A. 52:27D-437.4).

**§5. Timing for required inspection.**

- a. The initial inspection for rental dwelling units subject to this ordinance shall take place upon tenant turnover or within three years of the effective date of P.L. 2021, c. 182, whichever is earlier. If, upon the effective date of this ordinance, an owner has not completed the required initial inspection, then the owner shall not be in violation of this provision as long as the owner completes the initial inspection for rental dwelling units subject to this ordinance within ninety days of the effective date of this ordinance.
- b. After initial inspection, all such dwelling units shall be inspected for lead-based paint hazards each time there is tenant turnover, or at least once every three years, whichever occurs earlier. However, if the dwelling unit owner has obtained a valid lead-safe certification for the dwelling unit, then inspection of that dwelling unit shall not be required at each tenant turnover during the three-year period the certification is valid.
- c. Each subsequent periodic lead-based paint inspection shall be counted from the most recent inspection which resulted in a valid lead-safe certification.

**§6. Notice of tenant turnover to be given; time for Borough to complete inspections.**

Whenever any dwelling unit subject to this ordinance is scheduled for a tenant turnover, the owner shall provide the Borough's lead inspection contractor with prior written notice of at least fourteen business days of the date scheduled for tenant turnover and advise whether the owner will hire the Borough's lead evaluation contractor or its own lead evaluation contractor. The owner shall be responsible for scheduling the inspection, ensuring proper access to the dwelling unit and paying the contractor for the inspection. The failure to provide this notice to the Borough in the required time-frame shall be deemed a failure to complete the necessary inspection.

**§7. Inspection results.**

- a. If the lead evaluation contractor completing an inspection on a dwelling unit finds no lead-based paint hazard, then the contractor completing the inspection shall certify the dwelling unit as lead-safe on the form prescribed by the Department of Community Affairs. The lead-safe certification shall be valid for a period of three years from the date of issuance.

- b. If the lead evaluation contractor completing an inspection on a dwelling until finds that a lead-based paint hazard exists, then the owner shall be responsible for remediation of the lead-based paint hazard consistent with the requirements of N.J.A.C. 5:28A-2.5, as well as compliance with, and costs associated with, all applicable additional requirements, inspections, abatement and procedures established by N.J.A.C. 5:28A-2.5.

**§8. Additional owner responsibilities.**

The owner of a dwelling that is subject to the requirements of this ordinance shall:

- a. At the time of tenant turnover, provide to the tenant evidence of a valid lead-safe certification obtained as required hereunder. The owner shall also include a copy of the certification as an exhibit to the tenant's lease.
- b. Maintain a record of the lead-safe certification, which shall include the name or names of a unit's tenants, if inspection was conducted during a period of tenancy.
- c. Inform the Borough's lead inspection contractor of all tenant turnover activity to ensure any required inspection may be scheduled.

**§9. Obligations of the Borough.**

- a. The Borough shall maintain a record of:
  - 1. All dwellings subject to the requirements of this ordinance which shall include up to date information on inspection schedules, inspection results and tenant turnover; and
  - 2. All lead-safe certifications issued hereunder, whether issued by the Borough's lead evaluation contractor or independent lead evaluation contractors hired by owners.
- b. The Borough shall deliver to the Department of Community Affairs a list identifying each dwelling unit inspected and each dwelling unit determined to contain a lead-based paint hazard.

**§10. Violations and penalties.**

The penalties for violating this ordinance shall be as follows:

- a. If an owner has failed to conduct the required inspection or initiate any required remediation, then the Borough shall issue written notice to the owner that the owner has thirty days to cure the violation.

b. If the owner fails to cure the violation within the thirty-day period, then the owner shall be subject to a penalty not to exceed \$1,000.00 per week, until the required inspection has been conducted or the remediation efforts have been initiated. Remediation efforts shall be considered to be initiated when the dwelling owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

2. **Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

3. **Severability.** If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

4. **Effective Date.** This ordinance shall take effect upon its adoption and publication as provided by law.

Motion made by Brown and seconded by Gilinger to approve on first reading for Ordinance 2026-04.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**ORDINANCE NO. 2026-04**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON  
REDUCING THE WEIGHT LIMIT FOR VEHICLES ON BRIDGE  
STREET BETWEEN STATE ROUTE 29 AND CENTRE BRIDGE  
TO PENNSYLVANIA**

**WHEREAS**, the Borough of Stockton recently requested that the New Jersey Department of Transportation (NJDOT) investigate the current commercial weight limit of 33,000 pounds on Bridge Street in the Borough of Stockton, in light of the 5-ton restriction on Centre Bridge to Pennsylvania (which connects Bridge Street to Pennsylvania); and

**WHEREAS**, NJDOT's Division of Traffic Engineering (Division) completed its investigation of the current weight limit on Bridge Street and factors surrounding it, and by letter dated January 23, 2026, notified the Borough that its findings support the Borough's request to reduce the current weight restriction on Bridge Street to align with the 5-ton limit of the Centre Bridge to Pennsylvania; and

**WHEREAS**, the Division further determined that this adjustment to the weight limit aligns with requests from Borough officials and enhances traffic safety on Centre Bridge as well; and

**WHEREAS**, pursuant to N.J.S.A. 39:4-197(1)b., the Borough is authorized to limit the use of streets in the Borough to certain class of vehicles with the Commissioner of Transportation's approval.

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

**Section 1. Weight Limit – Bridge Street (Between Route 29 and Center Bridge to Pennsylvania).** The weight limitation for vehicles on Bridge Street in the Borough of Stockton between Route 29 and Centre Bridge to Pennsylvania is hereby amended as follows:

Within the jurisdiction of the Borough of Stockton, vehicles having a total combined weight of vehicle plus load more than 5 tons are hereby excluded along Bridge Street between Route 29 and Centre Bridge to Pennsylvania except for the pick-up and delivery of materials or when permitted by applicable regulations and laws.

**Section 2. Severability.** Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be

unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

**Section 3. Repealer.** All ordinances or parts thereof inconsistent with this ordinance are hereby repealed.

**Section 4. Submission to Commissioner of Transportation.** Upon adoption, a certified copy of this ordinance with raised seal, along with a statement of concurrence from the Borough Engineer, shall be filed with the Commissioner of Transportation, and to the following addressee:

Jaime M. Oplinger  
Director of Traffic Engineering  
New Jersey Department of Transportation  
1035 Parkway Avenue  
PO Box 600  
Trenton, NJ 08625

**Section 5. Effective Date.** This ordinance shall be in full force and effect from and after its adoption and publication as required by law and also upon approval of the Commissioner of Transportation.

Motion made by Brown and seconded by Gilinger to approve on first reading for Ordinance 2026-05.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**Ordinance 2026-05**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON  
INCREASING FINES FOR VIOLATIONS OF THE ZONING  
ORDINANCE, AND AMENDING ARTICLE 16 OF "THE  
BOROUGH OF STOCKTON ZONING ORDINANCE OF  
1975"**

**WHEREAS**, Article 16 of “The Borough of Stockton Zoning Ordinance of 1975” (“Zoning Ordinance”) contains provisions governing enforcement, violations and penalties under said ordinance; and

**WHEREAS**, section 16.02 of the Zoning Ordinance currently provides for a maximum fine of \$500 for each violation of the Zoning Ordinance, which maximum fine has not been increased in some time; and

**WHEREAS**, Council seeks to increase the maximum fine for violations of the Zoning Ordinance so they are commensurate with other ordinance violations in the Borough and other municipalities.

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

**Section 1. Section 16.02 of Zoning Ordinance – Violations.** Section 16.02 of Article 16 of “The Borough of Stockton Zoning Ordinance of 1975” is hereby amended to read as follows (additions are underlined; deletions are ~~bracketed and struck~~):

**Article 16.**

**ENFORCEMENT, VIOLATION AND PENALTIES**

**§16.03 Violations.**

Any owner or agent, and any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply herewith or with any of the requirements thereof or who shall erect, structurally alter, enlarge, rebuild or move any building or buildings of any structure, or who shall put into use any lot or land in violation of any detailed statement or plan submitted hereunder, or who shall refuse reasonable opportunity to inspect any premises, shall be liable to a fine of not more than \$~~[500]~~1,250 or to imprisonment for not more than ninety (90) days, or to both such fines and imprisonment. Each and every day such violation continues after the expiration of an abatement notice or after initial construction as the case may be, shall be deemed a separate and distinct violation.

**Section 2. Severability.** Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

**Section 3. Repealer.** All ordinances or parts thereof inconsistent with this ordinance are hereby repealed.

**Section 4. Referral.** This ordinance shall be referred to the Planning Board before the public hearing pursuant to N.J.S.A. 40:55D-26 and -64.

**Section 5. Effective Date.** This ordinance shall be in full force and effect from and after its adoption and publication as required by law and the filing of a copy with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

Motion made by Brown and seconded by Gilinger to approve on first reading for Ordinance 2026-06.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**ORDINANCE 2026-06**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON IN HUNTERDON COUNTY, NEW JERSEY, AUTHORIZING AS A GENERAL IMPROVEMENT REPAIRS, IMPROVEMENTS AND PURCHASES RELATING TO THE WATER/SEWER UTILITY INCLUDING BUT NOT LIMITED TO METERS, VALUE REPLACEMENT, LEAK DETECTION, SEWER JETTING (I & I) AND SANITARY SEWER CLEANING/INSPECTION AND APPROPRIATING \$110,000 THEREFOR FROM THE WATER/SEWER UTILITY CAPITAL IMPROVEMENT FUND FOR THE FINANCING THEREOF**

**BE IT ORDAINED** by the Borough Council of the Borough of Stockton in the County of Hunterdon as follows:

**SECTION ONE:**

The Borough of Stockton, in the County of Hunterdon, State of New Jersey, (the “Borough”) is hereby authorized to make repairs, improvements and/or purchases relating to the water/sewer utility including but not limited to meters, valve replacement, leak detection, sewer jetting (I & I) and/or sanitary sewer cleaning/inspection (the “Work”).

**SECTION TWO:**

The sum of \$110,000.00 is hereby appropriated from the Water/Sewer Utility Capital Improvement Fund of the Borough for the payment of the cost of the Work authorized and described in Section One hereof.

**SECTION THREE:**

Said Work described in Section One includes improvements that are lawful capital improvements of the Borough having a period of usefulness of at least five (5) years. Said Work shall be made as general improvements and no part of the cost thereof shall be assessed against the property specially benefited.

**SECTION FOUR:**

The following matters are hereby determined, declared, recited and stated: The said purposes described in Section One of this ordinance are not a current expense and are the property of and the improvement of the Borough of Stockton, County of Hunterdon, State of New Jersey.

**SECTION FIVE:**

This ordinance shall take effect upon its final passage and publication according to law.

Motion made by Brown and seconded by Gilinger to approve on first reading for Ordinance 2026-07.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**ORDINANCE 2026-07**

**AN ORDINANCE OF THE BOROUGH OF STOCKTON IN HUNTERDON COUNTY, NEW JERSEY, AUTHORIZING AS A GENERAL IMPROVEMENT REPAIRS, IMPROVEMENTS AND PURCHASES RELATING TO THE STOCKTON SCHOOL BUILDING INCLUDING BUT NOT LIMITED TO DRAINAGE AND, MOLD REMEDIATION IN THE AMOUNT OF \$125,000 THEREFOR FROM THE GENERAL CAPITAL IMPROVEMENT FUND FOR THE FINANCING THEREOF**

**BE IT ORDAINED** by the Borough Council of the Borough of Stockton in the County of Hunterdon as follows:

**SECTION ONE:**

The Borough of Stockton, in the County of Hunterdon, State of New Jersey, (the "Borough") is hereby authorized to make repairs, improvements and/or purchases relating to the Stockton School building including but not limited to Drainage and Mold Remediation (the "Work").

**SECTION TWO:**

The sum of \$125,000.00 is hereby appropriated from the General Capital Improvement Fund of the Borough for the payment of the cost of the Work authorized and described in Section One hereof.

**SECTION THREE:**

Said Work described in Section One includes improvements that are lawful capital improvements of the Borough having a period of usefulness of at least five (5) years. Said Work shall be made as general improvements and no part of the cost thereof shall be assessed against the property specially benefited.

**SECTION FOUR:**

The following matters are hereby determined, declared, recited and stated: The said purposes described in Section One of this ordinance are not a current expense and are the property of and the improvement of the Borough of Stockton, County of Hunterdon, State of New Jersey.

**SECTION FIVE:**

This ordinance shall take effect upon its final passage and publication according to law.

Motion made by Brown and seconded by Gilinger to approve on first reading for Ordinance 2026-08.

Mayor Lipsen explained the late addition of this ordinance to the agenda referring to the new fee increase and the need for it.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

## **BOROUGH OF STOCKTON**

### **ORDINANCE 2026-08**

#### **AN ORDINANCE INCREASING WATER RATES FOR USERS OF THE BOROUGH OF STOCKTON WATER SYSTEM AND FURTHER AMENDING AN ORDINANCE ENTITLED "AN ORDINANCE PRESCRIBING CHARGES, RENTALS, RULES AND REGULATION FOR THE MUNICIPAL WATER SYSTEM FOR THE BOROUGH OF STOCKTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY"**

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**WHEREAS**, the Borough of Stockton charges users of the Borough of Stockton Water System ("Water System") based on a usage rate of \$3.85 per thousand gallon for all size meters and a flat rate user (annual) charge for all size meters of \$400.00; and

**WHEREAS**, the current rates have not been increased since 2023; and

**WHEREAS**, due to the needs of the Water System, including, but not limited to, the need to install and replace water meters and other obligations to meet water supply system needs, it is necessary for the Council to increase the applicable user rate and flat annual user charge at this time.

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

**1. User and Flat Rate Increases.** The Borough hereby amends its water system user rates as follows, and to go into effect on April 1, 2026:

The following rates are hereby adopted for the use of water in the Borough of Stockton Water System based on meter readings:

All size meters: A rate of \$4.00 per thousand gallons

The flat rate user charge per year for all size meters is \$500.00.

**2. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

**3. Severability.** If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

**4. Effective Date.** This ordinance shall take effect upon its adoption and publication as provided by law.

**RESOLUTIONS**

Motion made by Gilinger and seconded by Brown to approve Resolution 2026-41  
Brown stated that he doesn't know the judge, but the firm has a lot of experience and he supports this resolution.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**Borough of Stockton  
Resolution 2026-41**

**Memorializing the Unanimous Recommendation for the Appointment of Eric Perkins to  
Serve as Judge for the Joint Municipal Court**

**WHEREAS**, the Borough of Stockton is a member by a joint court with the Township of East Amwell and Delaware Townships; and

**WHEREAS**, there is a vacancy in the position of Judge for the Municipal Joint Court of East Amwell and Delaware Townships; and

**WHEREAS**, at a regular meeting held on March 16, 2026, the Township Committee of the Borough of Stockton voted unanimously to recommend the appointment of Eric Perkins to serve as Judge for the Municipal Joint Court of East Amwell and Delaware Townships; and

**NOW, THEREFORE, BE IT RESOLVED** Borough Council of the Borough of Stockton hereby recommends the appointment of Eric Perkins to serve as Judge for the Municipal Joint Court of East Amwell and Delaware Townships.

Motion made by Brown and seconded by Gilinger to approve Resolution 2026-42

Discussion: Mayor Lipsen stated that this is a new agreement for the borough's food inspections in which the county will handle more of it. Businesses will now only need to have one inspection license through the county. Brown stated that this is a great initiative by the county and they should be commended for streamlining it. Mayor Lipsen added that the county is working hard to serve the constituents well and thanked the county committee and professionals.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**Stockton Borough Council  
Resolution 2026-42**

**AUTHORIZING EXECUTION OF INTERLOCAL (SHARED) SERVICES AGREEMENT  
WITH THE COUNTY OF HUNTERDON  
FOR THE PROVISION OF PUBLIC HEALTH ACTIVITIES AND SERVICES  
PURSUANT TO N.J.S.A. 40A:65-1 et seq.**

**WHEREAS**, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 through 40A:65-35 (the "Act"), authorizes local units of this State to enter into contracts with each other for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

**WHEREAS**, the Borough of Stockton and County of Hunterdon have previously executed a Shared Services Agreement for the provision of public health activities and services to Stockton; and

**WHEREAS**, at this time the parties wish to execute an Interlocal Services Agreement to furnish public health activities and services to Stockton, for a three year term, from December 1, 2025 until November 30, 2028; and

**WHEREAS**, based on prior years, Stockton does not anticipate the expenditure of any municipal funds towards this Agreement.

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

1. The Interlocal Services Agreement between the Borough of Stockton and County of Hunterdon for the provision of public health activities and services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. is hereby approved and authorized for a three year term, from December 1, 2025 until November 30, 2028, consistent with the foregoing "Whereas" clauses.
2. All prior actions taken by the parties from December 1, 2025 to the effective date of the Interlocal Services Agreement and in furtherance of the public health activities and services thereunder are hereby ratified and approved.
3. The Interlocal Services Agreement, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk.

Motion made by Gilinger and seconded by Brander to approve Resolution 2026-43

Discussion: Gilinger stated that it is good to keep our zoning locally.

Brown stated that he believes the person has quite a bit of experience as a zoning officer, and has been working in Lambertville, and is familiar with some of the unique challenges associated with the DNR Canal Commission and river towns. Mayor Lipsen thanked Mr. Miller for staying on part time for finishing outstanding issues and thanked the borough professionals who are helping with updating the ordinances to help ease the transition with codification.

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

**Stockton Borough Council  
Resolution 2026-43**

**AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT WITH THE CITY  
OF LAMBERTVILLE FOR THE PROVISION OF ZONING ENFORCEMENT  
SERVICES PURSUANT TO N.J.S.A. 40A:65-1 et seq.**

**WHEREAS**, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 through 40A:65-35 (the "Act"), authorizes local units of this State to enter into contracts with each other for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

**WHEREAS**, the Borough of Stockton is in need of zoning enforcement services, and more specifically, the provision of regular services by a zoning officer and zoning/land use secretary to serve as local enforcement agents on the Borough's behalf; and

**WHEREAS**, at this time the parties wish to execute a Shared Services Agreement to furnish these local zoning enforcement services to Stockton, for an initial two-year term and not to exceed annual amount of \$8,000; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available for this purpose.

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

4. The Mayor and Clerk are hereby authorized and directed to execute a Shared Services Agreement with the City of Lambertville for the provision of local zoning enforcement services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. for an initial term of two years and not to exceed annual contract amount of \$8,000.
5. The Borough Attorney is authorized to make non-substantive changes to the Shared Services Agreement prior to its execution.

Attorney Maddox discussed Resolution 2026-46 Grant Writer, and stated it's for the hiring of a grant writer who will put together the application for the Historic Trust Grant. Ms. Brander added that it is great having help from Mr. Mann and moving forward there is more conversation to take place for the full future of the school project and stated that she looks forward to having those. Mayor Lipsen thanked Mann and Brander and the rest of council for putting thought and consideration into this matter. The building does need a lot of work and they are trying to see a path forward.

Motion made by Gilinger and seconded by Brown to approve Resolution 2026-46

Roll call: Brander, Brown, Fisher, Gilinger.

Ayes: 4

Nays: 0

Motion passes.

RESOLUTION 2026-46

AUTHORIZING EXECUTION OF AGREEMENT WITH I'LL WRITE FOR YOU, LLC FOR GRANT WRITING SERVICES IN CONNECTION WITH STOCKTON SCHOOL NOT TO EXCEED \$1,500

WHEREAS, the Borough of Stockton is interested in applying for a grant from the New Jersey Historic Trust in connection with renovations of the Stockton School; and

WHEREAS, the Borough has a need to hire a qualified grant writer for these services; and

WHEREAS, Bonnie-Lynn Nadzeika of I'll Write for You, LLC has offered to provide the necessary grant writing services to the Borough for a not to exceed contract amount of \$1,500; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds available for this purpose.

NOW, THEREFORE, BE IT RESOLVED by the Stockton Borough Council on this 16<sup>th</sup> day of March, 2026 that:

1. The Mayor and Clerk are hereby authorized to execute a contract for grant writing services with I'll Write for You, LLC, for the purposes expressed in the "Whereas" clauses.
2. The contract amount shall not exceed \$1,500 and terms of the contract shall be subject to approval of the Borough Attorney.

Mayor Lipsen at this time discussed having a special meeting regarding the ordinances and the grant application. After discussion of the proper advertising timeline of ordinances, the date was set for Thursday March 26<sup>th</sup>, at 7PM; this will be advertised on the website.

**PAYMENT OF BILLS AND VOUCHERS**

Motion made by Brown and seconded by Gilinger to approve Resolution 2026-45,

Roll call: Brander, Brown, Fisher, Gilinger, Mann and Meltzer

Ayes: 6

Nays: 0

Motion passes.

**Stockton Borough Council  
Resolution 2026-45  
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 \$173,954.21

**MAYOR'S REPORT, BOROUGH COUNCIL COMMENTS & COMMITTEE REPORTS**

**MAYOR'S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS**

Buildings Committee: Jacob Gilinger (Chair)

Community Outreach Committee: Nina Brander (Chair), reported that they will be continuing to have conversations around the Red Cross Blood Drive event now that March is underway.

Grounds Committee: Kate Meltzer (Chair)

Infrastructure Committee (Water & Sewer/Stormwater/Streets): William Brown (Chair): Mr. Brown reported the latest news is they have been trying to track down a large leak for a while now, which has increased in volume. Over the last couple of months, we've identified three properties that are being addressed, in which the leaks are in the service lines; it's the homeowner's responsibility. They recently identified another one, which may be the one that's been the major leak, down by the veterinary hospital in the parking lot in back of the building. They have been able to work with the new tech, who was able to identify that leak, and Justin is working with a property owner to get it fixed. It's going to be a service line replacement and it's going to be pretty expensive for the property owner. Those were the four leaks and hopefully once fixed, it should bring a lot of integrity to the system. Mayor Lipsen added there was a London planetree, similar to a Sycamore tree, on Bridge Street, near the post office, and was informed by our public works advisor that that tree was an unsafe condition due to it being damaged. JCP&L was contacted to get their second opinion, and JCP&L decided to remove that tree. It was a nice character-filled tree, but there was a large crack down the middle, and the public works advisor made the decision in conjunction with JCP&L. Brown stated that I just wanted to add that I attended a training session for some of our new Water Department staff on how to inspect and replace and repair water meters. So as they're going through properties, we're going to try to salvage salvageable water meters. Some can be repaired relatively easily. The workers will have yellow vests saying Stockon Water Department, and they'll also have personal IDs, from the county, identifying them as county employees, and we're working with the water clerk, to set up inspections for them to do visits to the home, inspect, and or replace the water meters. Some properties the owner may have to pay for the plumbing work to be done if there are problems with their privately owned waterlines.

Personnel, Finance, & Operations Committee: Matthew Fisher (Chair): Mayor Lipsen reported that we have many different things going on. They are looking at some possible new hires and other personnel tasks. The Finance Committee is going to be meeting within the next month to lay out the budget for this year. We've been working with a temporary budget so far. He advised Mr. Fisher and Mr. Brown that they will be having a meeting soon to lay out the finances for the year.

Mayor Lipsen reported that the DOT contacted Stockton, and we provided feedback about their plan to repair /replace the bridge going over the canal to Pennsylvania, by the Centre Bridge bridge. The project could be potentially very disruptive. We tried to make it as clear as possible that we would like to reduce the disruption if possible, by limiting excessive night construction and keeping at least one lane open during construction.

Finance / Operations Committee: Mayor Lipsen stated that this falls under the Operations Committee that they have received several different proposals for revisions to our website. Coming next year, the Americans with Disabilities Act will apply to municipal websites. So, we do have a plan in place. Our staff has talked to vendors and we are getting close to picking a vendor to do the revisions to our website. It will cost a few thousand dollars. We have excellent staff in place with excellent expertise that can help save us a lot of money and do an excellent job.

Public Safety Committee: (Police, Fire, OEM): Aaron Lipsen (Chair): Mayor Lipsen reported that they are going to be meeting soon about public safety and our emergency operations plan to get that finalized, hopefully within the next couple of weeks.

Stockton School Committee: Michael Mann (Chair): Mayor Lipsen stated that they are looking to have a special meeting, consider the idea of applying for the NJ Historic Trust Grant that we discussed earlier.

Cannabis Committee: Mayor Lipsen reported that they have been discussing lots of different options, and we'll probably have more details to report next month. They have been conducting a lot of research and looking at a lot of different things.

Mayor's Report and Council Comments:

Mayor Lipsen took this time to thank the Council members for all their incredibly hard work. Stated that he is impressed every time he talks to each and every one of them.

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

Mayor Lipsen opened the floor to public comment.

Michael Odenwald, asked how many participants were on the call right now. Mayor Lipsen responded that he won't be updating every time and as he stated at beginning of the meeting there were roughly 12 at the beginning and reminded him about what was discussed multiple times: that this is a public comment period, not a public Q&A. Odenwald continued and spoke on the municipal budget,

cannabis and its potential revenue and costs to the budget to advertise again and the timeline of the cannabis process. Mr. Odenwald spoke on the repair costs for the school. Mr. Odenwald went through the cannabis timeline from 2024 to 2026 and spoke on the restart of bids. Mr. Odenwald referred to his proposal and how it is ready now.

Mayor Lipsen responded to Odenwald and stated that he is not sure about a lot of the things that he mentioned, and stated that they maintained an excellent process during the cannabis review, and are considering their options and reviewing processes.

Jim Gallagher 58 S. Main expressed appreciation to the Mayor and Council for moving forward and considering this application for Stockton Elementary School renovation and stated that he thinks it's fantastic that there's a possibility to solicit the grant. He was excited to see this on agenda tonight and thanked the governing body for doing due diligence, not just on that ordinance, but on all of the ordinances and matters that came before them this evening. Mayor Lipsen thanked him for his comments.

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

#### **NEXT MEETING**

Mayor Lipsen announced the next meeting is March 26, 2026, which is a special meeting. The regular scheduled meeting will be on April 20<sup>th</sup>, and both meetings are on Zoom.

Mayor Lipsen thanked everyone in the public for attending and thanked the members of Council and the professionals for all of their hard work.

#### **ADJOURNMENT**

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

The meeting adjourned at 9:18 PM.

*Laurie A. Courter*

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Laurie A. Courter, Borough Clerk