



STOCKTON BOROUGH COUNCIL Regular Meeting Agenda-Amended

Monday June 15, 2026 – 7:00 pm
ZOOM

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Electronic Meeting

Electronic Meeting Commenting Policy and Instructions:

This meeting is being held via Zoom, a cloud-based web conferencing program pursuant to guidance from the Division of Local Government Services (DLGS).

All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted unless you recognized and instructed to unmute during the public comment portion of the meeting. If you would like to make a public comment during the designated public comment period, please click the "raise hand" button at the bottom of your screen. If you have called into the meeting by phone, please press *9 to raise your hand.

Once called upon, you will be instructed to unmute yourself by clicking the unmute button. If you have called in, you will press *6 to unmute.

Please be advised that if you called into the meeting and you raise your hand for public comment, you will be identified by your telephone number. Your telephone number will be read out to all participants in the meeting and to anyone who watches a recording of the meeting.

Before you begin your comment, please state your name and address for the record. If you are or have been a judge, prosecutor, or law enforcement officer, you may choose not to provide your address.

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.

1. CALL TO ORDER AND STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT: This meeting is called pursuant to the provisions of the Open Public Meetings Act. Adequate notice of this meeting has been provided by a notice to the Star Ledger 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.

2. PLEDGE OF ALLEGIANCE

Please note, items listed on the agenda may change prior to the meeting.

3. ROLL CALL

Brander, Brown, Fisher, Gilinger, Mann, Meltzer, Lipsen

4. NEW BUSINESS

- New Business: NJ Resilience Grant
- New Business: Rt. 29 Resurfacing - tentative night construction the week of June 22"

5. APPROVAL OF MINUTES

- 04-20-2026
- 05-18-2026

6. CORRESPONDENCE

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7. OLD BUSINESS

- **Bridge Street Resurfacing**
- **Stockton School**
- **Water and Wastewater Systems**

8. OFFICE OF EMERGENCY MANAGEMENT REPORT

9. OPEN PUBLIC COMMENT:

Any person desiring to address the Borough Council during periods designated for public comment shall first seek recognition by the mayor, or presiding officer, and upon recognition shall state their name and address. All comments shall be addressed to the mayor, or presiding officer. Comment will be limited to 5 minutes per comment. Any person(s) making personal, defamatory, or profane remarks or who willfully utters threatening or abusive language, or engages in any disorderly conduct, which disturbs or disrupts the orderly conduct of any meeting, shall be called to order by the presiding officer. If such conduct continues, the presiding officer of the Borough, at their discretion, may take such action as may be reasonably necessary to bring order to the meeting.

10. ORDINANCES 1st Reading

- **2026-10 Lead Paint Rental Inspections**

11. ORDINANCES

2nd Reading:

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12. RESOLUTIONS

- 2026-68 Shared Services-IT Delaware Valley Regional Highschool
- 2026-69 Strackhouse-Liquor License Renewal
- 2026-70 Tilch-Liquor License Renewal
- 2026-71 Professional Services-Drulis
- 2026-72 Professional Services-Engineering
- 2026-73 Shared Services Zoning Officer
- 2026-74 NJ Resilience Grant
- 2026-75 Professional Services Bridge Street Project

13. PAYMENT OF BILLS AND VOUCHERS

- 2026-xx Payment of Bills and Vouchers

Please note, items listed on the agenda may change prior to the meeting.

14. MAYOR’S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS

- Buildings Committee: Jacob Gilinger (Chair)
- Community Outreach Committee: Nina Brander (Chair)
- Grounds Committee: Kate Meltzer (Chair)
- Infrastructure Committee (Water & Sewer/Stormwater/Streets): William Brown (Chair)
- Personnel, Finance, & Operations Committee: Matthew Fisher (Chair)
- Public Safety Committee: (Police, Fire, OEM): Aaron Lipsen (Chair)
- Stockton School Committee: Michael Mann (Chair)
- Mayor’s Report and Council Comments:

15. OPEN PUBLIC COMMENT

Any person desiring to address the Borough Council during periods designated for public comment shall first seek recognition by the mayor, or presiding officer, and upon recognition shall state their name and address. All comments shall be addressed to the mayor, or presiding officer. Comment will be limited to 5 minutes per comment. Any person(s) making personal, defamatory, or profane remarks or who willfully utters threatening or abusive language, or engages in any disorderly conduct, which disturbs or disrupts the orderly conduct of any meeting, shall be called to order by the presiding officer. If such conduct continues, the presiding officer of the Borough, at their discretion, may take such action as may be reasonably necessary to bring order to the meeting.

16. EXECUTIVE SESSION

- Resolution 2026-XX Entering into Executive Session under OPMA, RE:

17. NEXT MEETING – July 13th (Zoom)

18. ADJOURNMENT

ORDINANCE 2026-10

**AN ORDINANCE OF THE BOROUGH OF STOCKTON AMENDING
ORDINANCE 2026-03, “AN ORDINANCE OF THE BOROUGH OF
STOCKTON ESTABLISHING LEAD-BASED PAINT HAZARD
INSPECTION REQUIREMENTS FOR RENTAL DWELLING UNITS”**

WHEREAS, by Ordinance 2026-03, the Borough of Stockton adopted 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 applicable provisions of State law; and

WHEREAS, at this time the Borough seeks to amend Ordinance 2026-03 to enable the Borough to assess an additional administrative fee to cover the Borough’s costs of hiring and utilizing a lead evaluation contractor and to extend the commencement date for initial compliance of the Ordinance.

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

Section 1. §§4 and 5 of Section 1 of Ordinance 2026-03, “An Ordinance of the Borough of Stockton Establishing Lead-Based Paint hazard Inspection Requirements for Rental Dwelling Units,” are hereby amended as follows (additions are underlined and deletions [bracketed]):

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

- §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.

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- 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).
- f. In addition to the cost of inspection and Lead Hazard Control Assistant Fund fee, the Borough shall assess an additional administrative fee of \$20.00 per unit inspected to cover the cost to the Borough of hiring the lead evaluation contractor and services provided by said inspector for administrating the lead evaluation contract. The fee shall be used to cover the cost of providing requisite notice to owners of their obligations under this Ordinance and the cost of submitting required lead inspection information to the Department of Community Affairs.

§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 one-hundred eighty [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.

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

repealed.

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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.

Introduced: June 15, 2026

Public Hearing/Adoption: July 13, 2026

Resolution 2026-68
AUTHORIZING SHARED SERVICES AGREEMENT
WITH DELAWARE VALLEY REGIONAL HIGH SCHOOL DISTRICT BOARD OF EDUCATION
FOR THE PROVISION OF TECHNOLOGY 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 technology services in connection with its website, and the Delaware Valley Regional High School District Board of Education (“DVRHS”) has submitted a proposal to provide such services to the Borough; and

WHEREAS, Stockton and DVRHS are local units under the Act and DVRHS is empowered by law to provide technology services; and

WHEREAS, DVRHS’s provision of technology services to the Borough is economically advantageous to both parties; and

WHEREAS, at this time, the parties seek to memorialize the terms and conditions of the provision of the shared technology services; and

WHEREAS, the proposed cost of the services shall be provided on a time and material basis at the following hourly rates:

- IT Director \$120.00
- Network Specialist \$110.00
- Technician Level 2 \$90.00; and

WHEREAS, DVRHS shall also be paid for any materials necessary to provide the foregoing services based on the actual cost of the materials; and

WHEREAS, at this time the not to exceed amount shall be \$800.00, which amount may be increased by mutual agreement of the parties; and

WHEREAS, sufficient funds are available for this purpose as set forth in the attached certification completed by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the execution of a Shared Services Agreement with the Delaware Valley Regional High School Board of Education (“DVRHS”) for the provision of technology services pursuant to N.J.S.A. 40A:65-1 et seq. consistent with the foregoing “Whereas” clauses, for an initial term of one year (from July 1, 2026 to June 30, 2027), is hereby approved.

BE IT FURTHER RESOLVED that, upon final execution, a copy of the Shared Services Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs.

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**Stockton Borough Council
Resolution 2026-69**

ABC License Renewal – Strackhouse Restaurant, LLC

WHEREAS, the Borough Council of the Borough of Stockton, County of Hunterdon and State of New Jersey has reviewed an application for renewal of a Plenary Retail Consumption License for the twelve-month period ending June 30, 2027 for the following licensed premise:

Strackhouse Restaurant, LLC d/b/a The Stockton Inn
1 Main Street
Stockton Borough, New Jersey 08559
License Number 1023-33-001-011

WHEREAS, no timely written objection has been filed with the office of the Stockton Borough Clerk related to this licensed premise; and

WHEREAS, the applicant is qualified to be licensed according to all statutory, regulatory, and local government laws and regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Stockton Borough Council does hereby grant a one-year renewal to the above listed licensed premise.

BE IT FURTHER RESOLVED, that the Stockton Borough Clerk is authorized to execute a license and to issue the license certificate to Strackhouse Restaurant, LLC.

**Stockton Borough Council
Resolution 2026-70**

ABC License Renewal – Tilch Fine Wines, LLC

WHEREAS, the Borough Council of the Borough of Stockton, County of Hunterdon and State of New Jersey has reviewed an application for renewal of a Plenary Retail Consumption License for the twelve-month period ending June 30, 2027 for the following licensed premise:

Tilch Fine Wines, LLC d/b/a Stockton Fine Wines
15-17 Bridge Street
Stockton Borough, New Jersey 08559
License Number 1023-44-002-008

WHEREAS, no timely written objection has been filed with the office of the Stockton Borough Clerk related to this licensed premise; and

WHEREAS, the applicant is qualified to be licensed according to all statutory, regulatory, and local government laws and regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Stockton Borough Council does hereby grant a one-year renewal to the above listed licensed premise.

BE IT FURTHER RESOLVED, that the Stockton Borough Clerk is authorized to execute a license and to issue the license certificate to Tilch Fine Wines, LLC.

**Stockton Borough Council
Resolution 2026-71**

**AUTHORIZING THE QUALIFIED PURCHASING AGENT TO AWARD A CONTRACT BELOW THE BID THRESHOLD
FOR WATER CONSULTING AND GENERAL MUNICIPAL ADMINISTRATION CONSULTING SERVICES**

WHEREAS, N.J.S.A. 40A:11-3 permits Council to authorize its Qualified Purchasing Agent, Diane McDaniel, to award contracts not exceeding the bid threshold without the necessity of a Council resolution; and

WHEREAS, by Resolution 2025-63 adopted on July 21, 2025, 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, the Borough is in the process of planning capital improvements to be made to its water system, and in furtherance thereof, has a need to retain the services of a qualified consultant with significant experience in providing advice and guidance in connection with municipal water and wastewater systems, water and wastewater operations, along with more general municipal administration consulting services; and

WHEREAS, Michael Drulis, a professional with significant experience with the foregoing sought-after services, has submitted a proposal to provide same to the Borough on an as-needed basis; and

WHEREAS, the Borough seeks to authorize Ms. McDaniel to award a contract to Mr. Drulis consistent with this resolution, for an amount not to exceed the bid threshold, as permitted by Resolution 2025-63 and N.J.S.A. 40A:11-3.

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 execute a consulting contract with Michael Drulis to provide water and wastewater consulting and general administration consulting services on an as-needed basis. Any such award shall be made in consultation with the Infrastructure Committee.
2. The terms and conditions of the contract shall be consistent with this Resolution and subject to the approval of the Borough Attorney.

**Stockton Borough Council
Resolution 2026-72**

**AUTHORIZING THE QUALIFIED PURCHASING AGENT TO AWARD A PROFESSIONAL SERVICES CONTRACT
BELOW THE BID THRESHOLD TO ASSIST THE BOROUGH WITH DEVELOPING A WATER AND WASTEWATER
ASSET MANAGEMENT PLAN**

**AUTHORIZING THE QUALIFIED PURCHASING AGENT TO AWARD A PROFESSIONAL SERVICES CONTRACT
BELOW THE BID THRESHOLD TO ASSIST THE BOROUGH WITH DEVELOPING A WATER AND WASTEWATER
ASSET MANAGEMENT PLAN**

WHEREAS, N.J.S.A. 40A:11-3 permits Council to authorize its Qualified Purchasing Agent, Diane McDaniel, to award contracts not exceeding the bid threshold without the necessity of a Council resolution; and

WHEREAS, by Resolution 2025-63 adopted on July 21, 2025, 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, the Borough has a need to develop a comprehensive Water and Wastewater Asset Management Plan to assist the Borough assess existing fixed asset conditions and prioritize future capital improvements; and

WHEREAS, the Borough seeks to authorize Ms. McDaniel to award a contract to a professional engineer consistent with this resolution, for an amount not to exceed the bid threshold, as permitted by Resolution 2025-63 and N.J.S.A. 40A:11-3.

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

2. Diane McDaniel shall be and hereby is authorized to execute a professional services contract with a professional engineer to assist the Borough develop a Water and Wastewater Asset Management Plan for an amount not to exceed the bid threshold.
3. The terms and conditions of the contract shall be consistent with this Resolution and subject to the approval of the Borough Attorney.

**Stockton Borough Council
Resolution 2026-73**

CONFIRMING COMMENCEMENT OF SERVICES BY NEW ZONING OFFICER ON JUNE 16, 2026

WHEREAS, by Resolution 2026-46, the Borough authorized the execution of a Shared Services Agreement with the City of Lambertville for the provision of zoning enforcement services to the Borough, for an initial two-year term and not to exceed annual amount of \$8,000; and

WHEREAS, at this time the Borough seeks to confirm the commencement of the services under the Shared Services Agreement by new Zoning Officer Paul Hardifer, Jr. on June 16, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, that the new Borough Zoning Officer shall commence services on the Borough's behalf on June 16, 2026.

Stockton Borough Council
Resolution 2026-74
AUTHORIZING SUBMISSION OF RESILIENCE NJ REGIONAL PLANNING GRANT

WHEREAS, the governing body of Stockton Borough desires to join Lambertville in submitting a grant that is available regionally from the New Jersey Department of Environmental Protection (DEP); and

WHEREAS, Lambertville will be lead agency for such grant application;

THEREFORE, the governing body authorizes Mayor Aaron Lipsen to execute a grant agreement with the State in an amount up to that awarded for the proposed project.

Stockton Borough Council
Resolution 2026-XX
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 \$

RESOLUTION -EXECUTIVE SESSION(If Needed)

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