



**Stockton Borough Council
Regular Meeting Minutes
January 17, 2023**

The Regular Meeting of the Stockton Borough Council was held on January 17, 2023 at the Stockton Borough Hall, 2 S Main Street, Stockton, New Jersey. The meeting was called to order by Mayor Aaron Lipsen at 7:00 p.m.

Mayor Lipsen made the following Statement, in compliance with the Open Public Meetings Act: 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.

Roll Call

Borough Council	Present	Absent
Councilman Folz	X	
Councilwoman Hendricks	X	
Councilman Hunt	X	
Councilman Kozuhowski	X	
Council President Mann	X	
Mayor Aaron Lipsen	X	

Also present: Borough Attorney Michael Butler and Borough Clerk Monica Orlando

Mayor Lipsen led everyone in a salute to the flag.

Mayor Lipsen opened the floor for comments from the public.

Open to the Public

Christine Slack, 7 Risler St: brought a petition for Route 29 speed limit to be dropped to 25mph. She spoke with NJDOT who recommended she speak with Borough Council. There is also a concern about increased pedestrian traffic due to Odd Bird Brewery.

Norm Torkelson, 18B Risler St: spoke on his support of Ms. Slack's petition. He stated during rush hour he easily sees 500 cars an hour pass his residence, many at high rates of speed.

Councilman Kozuhowski said he lives on S Main St and sees the same uses. He has spoke with NJSP Kingwood Commander who is willing to set up a speed surveillance. He will look into that option more.

Ms. Slack commented on the possibility of electronic signs. Mayor Lipsen will forward all of this to the Public Safety Committee.

Mr. Torkelson comments on Woolverton Rd being used as a cut through, and cars aren't yielding to oncoming traffic.

Mr. Mann motioned to close the public portion, second by Ms. Hendricks. All in favor.



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Ordinance 2023-01: An Ordinance by the Mayor and Council Amending the Borough of Stockton Code of Ordinance to Repeal Ordinance 06-09 and 12-01; to Adopt a New Ordinance 23-01 Floodplain Management; to Adopt Flood Hazard Maps; to Designate a Floodplain Administrator; and Providing for Severability and an Effective Date

Mayor Lipsen read the Ordinance by Title.

Borough Council	Motion	Second	Yea	Nay	Abstain	Absent
Councilman Folz		X	X			
Councilwoman Hendricks			X			
Councilman Hunt			X			
Councilman Kozuhowski	X		X			
Council President Mann			X			

Be it resolved that the aforementioned Ordinance be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:00 p.m., prevailing time at the Stockton Borough Hall, 2 South Main St, Stockton, New Jersey on the 22nd day of February, 2023.

Be it further resolved that a copy of this Ordinance shall be posted in at least two public places within the Borough prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Borough Clerk for any interested member of the public.

Resolution 23-32: Consent Agenda

Resolution offered by Mr. Mann and second by Mr. Hunt

WHEREAS, the Borough Council of the Borough of Stockton has determined that to increase efficiency, the Consent Agenda shall be adopted with one resolution; and

WHEREAS, the following resolutions require no discussion and have been previously reviewed by each Governing Body member:

23-33: Appointing Planning Board Secretary

23-34: Appointing Planning Board Class IV Member

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that each of the above listed Resolutions be approved and adopted by the Borough Council with the same legal effect as though each was read in its entirety at the January 17, 2023, meeting and adopted by separate vote.

On roll call vote: Messrs. Folz, Hendricks, Hunt, Kozuhowski and Mann answered yes.



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The following are the Resolutions, typed in full, which were adopted by the foregoing consent agenda resolution:

Resolution 23-33

WHEREAS, the Borough of Stockton has determined it is in the best interest of the Borough to hire a Secretary to the Planning Board; and

WHEREAS, the Municipality has appropriately budgeted for the hiring of the Board Secretary; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Stockton authorize the hiring of the following individual as Secretary for the Borough of Stockton Planning Board:

Monica Orlando Salary – \$5,000.00 retroactive to January 1, 2023

BE IT FURTHER RESOLVED that this appointment shall also be made by the Borough of Stockton Planning board at their 2023 Reorganization Meeting.

BE IT FURTHER RESOLVED that the Clerk certify a copy of this Resolution and file it on the public record.

Resolution 23-34

WHEREAS, the Planning Board in existence, pursuant to the Municipal Land Use Law section 40:55D-23 will hereby continue to consist of nine members; and

WHEREAS, there currently exists a vacancy in an unexpired term ending 12/31/2025;

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council that

Matthew Fisher Class IV Member

is hereby appointed to serve on the Borough of Stockton Planning Board for the unexpired term ending on 12/31/2025.

Resolution 23-35

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.



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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 **\$190,973.94**

Borough Council	Motion	Second	Yea	Nay	Abstain	Absent
Councilman Folz			X			
Councilwoman Hendricks			X			
Councilman Hunt		X	X			
Councilman Kozuhowski	X		X			
Council President Mann			X			

See next page for bills list.



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Discussion on Council Vacancy Appointment

Mrs. Orlando explained the process for filling the unexpired term on the Borough Council. The Democratic party put forth 3 names, and Bill Brown is able to serve at this time; however the Council can vote however they choose.

Resolution 23-36

WHEREAS, a vacancy exists on the Borough Council as a result of the resignation of Aaron R. Lipsen, who was sworn in as Stockton Borough Mayor on January 4, 2023, and the Stockton Democratic Committee has presented to the Borough Clerk the names of three nominees for the selection of successor to fill the vacancy, pursuant to N.J.S.A. 40A:16-11, and the nominees are:

William Brown, Nancy Kays, Thomas Spain

WHEREAS, the Stockton Borough Council has reviewed the nominees presented to fill the vacancy.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that it hereby appoints William Brown as the successor, to fill the vacancy, and William Brown is to be sworn in immediately as a member of the Borough Council, pursuant to N.J.S.A. 40A:16-11 to serve until the next general election and qualification of a successor.

Borough Council	Motion	Second	Yea	Nay	Abstain	Absent
Councilman Folz			X			
Councilwoman Hendricks			X			
Councilman Hunt			X			
Councilman Kozuhowski		X	X			
Council President Mann	X		X			

Borough Attorney Michael Butler administer Oath of Office to Mr. Brown.

Mr. Brown took his seat at the dais at 7:23pm.

New Business

Signs have been replaced and the fire extinguishers have been installed. The doors in the building are currently a fire hazard and need to swing outwards. According to past council discussion, Mr. Lipsen relayed that this could likely cost between \$8,000-12,000 This could cost \$8,000 - \$12,000.

Options for other meeting locations include using another municipality building, using private property, or the Fire Company which is difficult in the winter months. Nothing is finalized with Stockton School yet. Mr. Lipsen explained that he had met with the Council Building Committee, and they thought the best option was to ask South Hunterdon School District for



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the temporary use of the Stockton School for meeting space. Based on their suggestion, Mr. Lipsen sent a request to the Superintendent for information about this possibility.

Council President Mann stated there is no ADA access at the current Borough Hall and it is unwise to invest any more money in that building. Councilman Kozuhowski agreed, stating it is a money pit and he would like to see the school utilized for Borough Hall and meetings.

Mayor Lipsen spoke on the possibility of forming a Personnel and Shared Services Committee to speak about needs. He thanks Mrs. Orlando for all her work during the transition, including updating the website and giving all elected officials borough email addresses. Mayor Lipsen is currently serving as Administrator, looking to discuss if this arrangement works or should the Borough hire an Administrator.

Discussion on recording meetings to make it easier for drafting minutes. Borough Council asked Mrs. Orlando to look into costs and report back.

Revaluation was discussed. Residents should have received postcards already. Company has offered to hold a meeting to discuss the process. The Council instructed Mayor Lipsen to schedule an information session with the reassessment company if it could be done free of charge.

Council President Mann and Mr. Torkelson spoke about the Open Space monies (approx. \$27,000) and utilizing to upgrade the playground.

Mayor's Report

Mayor Lipsen is currently serving as the Acting OEM Coordinator. He and Councilman Kozuhowski met with county OEM and Fire Chief Hendricks. The Public Safety Committee is looking at options for the position. The OEM plan is out of date and needs to be updated

Engineer's estimate for the new state required Tier A stormwater certification has increased to \$40,000 - \$60,000 for year 1, but the Borough Engineer did say that state grants would likely be forth.

Mayor Lipsen thanked everyone for their support and patience. He stated there are many challenges ahead with very limited funds. Infrastructure is a major challenge in a community with such a small tax base. We have a building moratorium, and a new well is needed.

Mayor Lipsen thanks Council for serving and hopes to empower them as much as he can.

Borough Council Comments

Council President Mann thanked Mayor Lipsen for tour of Borough Hall. The Council needs to set the priorities and what will work within our budget. He hopes to have more residents



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volunteer to help. He also thanked the Civic Committee for Christmas decorations and new flags.

Councilman Brown stated the new estimate for transitioning to Tier A is significantly higher than the initial estimate of \$20,000. He asked about deadlines to meet requirements.

Mayor Lipsen opened the meeting to the Public.

Norm Torkelson, 18B Risler St spoke on the grant again. He asked about the school property; he was under the impression the Borough bought it for \$1. Borough Attorney Butler clarified the Borough has not bought the property.

Christine Slack, 7 Risler St, asked for more information on the school property.

Mr. Kozuhowski motioned to close the public portion, second by Mr. Mann. All in favor.

Mayor Lipsen announced the next meeting is Wednesday, February 22, 2023, at 7:00pm in Borough Hall.

Executive Session Resolution 23-37 at 7:54pm

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss: **Real Estate Matter**

WHEREAS, Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

Borough Council	Motion	Second	Yea	Nay	Abstain	Absent
Councilman Brown						
Councilman Folz		X	X			
Councilwoman Hendricks			X			
Councilman Hunt	X		X			
Councilman Kozuhowski			X			
Council President Mann			X			



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Executive Session ended at 8:13pm

Borough Council	Motion	Second	Yea	Nay	Abstain	Absent
Councilman Brown		X				
Councilman Folz			X			
Councilwoman Hendricks			X			
Councilman Hunt	X		X			
Councilman Kozuhowski			X			
Council President Mann			X			

Motion to Adjourn at 8:13pm, by Mr. Mann, second by Mr. Kozuhowski and carried unanimously.

Approved: February 23, 2023

Respectfully submitted,

Monica Orlando, RMC
Borough Clerk