



**Stockton Borough Planning Board  
2023 Reorganization Meeting  
January 24, 2023 at 7:00pm**

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**Meeting Minutes**

The Reorganization Meeting of the Stockton Borough Planning Board was held on January 24, 2023, virtually and telephonically via the Zoom link provided on the Agenda and Borough website prior to the meeting. The meeting was called to order by Monica Orlando at 7:05 p.m.

Mrs. Orlando read the following statements:

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.

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 you when it is your tum 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.

Mrs. Orlando administered the Oath of Office to the following Board members:

<b>CLASS</b>	<b>MEMBER</b>	<b>TERM</b>	<b>TERM EXPIRATION</b>
Class I	Aaron Lipsen	4 years	12/31/2026
Class III	Thomas Hunt	1 year	12/31/2023
Class IV	Norman Torkelson	4 years	12/31/2026
Class IV	Steve Giocondo	4 years	12/31/2026
Class IV	Constance Bassett	4 years	12/31/2025
Class IV	Matthew Fischer	4 years	12/31/2025



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**Roll Call and Attendance**

<b>MEMBER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Constance Bassett	X	
John Bonanni	X	
Matthew Fisher	X	
Steve Giocondo	X	
Thomas Hunt	X	
Mayor Aaron Lipsen	X	
Joe Martino		X
Robert Miller		X
Norm Torkelson	X	

Mrs. Orlando led everyone in a salute to the flag.

**Nominations and Appointments**

Mrs. Orlando asked for a nomination for Chairperson.

Mr. Hunt nominated Steve Giocondo. Second by Norm Torkelson.

No other nominations were made.

<b>MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Constance Bassett			X			
John Bonanni			X			
Matthew Fisher			X			
Steve Giocondo			X			
Thomas Hunt	X		X			
Mayor Aaron Lipsen			X			
Joe Martino						X
Robert Miller						X
Norm Torkelson		X	X			

Mrs. Orlando turned meeting over to Chair Steve Giocondo.

Mr. Giocondo thanked everyone for their support and faith in him.

Mr. Giocondo asked for a nomination for Vice Chairperson.

Mr. Hunt nominated Norm Torkelson. Second by Norm Torkelson,

No other nominations were made.



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MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Constance Bassett			X			
John Bonanni			X			
Matthew Fisher			X			
Thomas Hunt	X		X			
Mayor Aaron Lipsen			X			
Joe Martino						X
Robert Miller						X
Norm Torkelson		X	X			
Chair Steve Giocondo			X			

Mr. Giocondo asked for nomination for Board Secretary.  
Mayor Lipsen nominated Monica Orlando. Second by Thomas Hunt.  
No other nominations were made.

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Constance Bassett			X			
John Bonanni			X			
Matthew Fisher			X			
Thomas Hunt		X	X			
Mayor Aaron Lipsen	X		X			
Joe Martino						X
Robert Miller						X
Norm Torkelson			X			
Chair Steve Giocondo			X			

Mr. Giocondo made a statement regarding the big changes in Planning Board. He thanked Mrs. Orlando for her hard work so far. He also acknowledged the new Engineer, Mark Kataryniak. He acknowledged new members Constance and Matthew as well.

**Approval of Minutes – April 5, 2022**

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Constance Bassett					X	
John Bonanni	X		X			
Matthew Fisher					X	
Thomas Hunt					X	
Mayor Aaron Lipsen					X	
Joe Martino						X
Robert Miller						X
Norm Torkelson		X	X			
Chair Steve Giocondo			X			



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**Open to the Public – Non-Agenda Items**

Chair Giocondo opened the meeting for Public Comment.

Attorney Tara St. Angelo stated she had one member from the public with the name “Charles” with his hand raised. He was unmuted. Several attempts to speak with him were unsuccessful.

Seeing no other comments, Chair Giocondo requested motion to close public portion.

Motion by Mr. Hunt. Second by Mrs. Bassett. All in favor

**Moment of Silence**

Chair Giocondo read the following statement: We want to remember and honor Dr. Cheryl A. Kennedy MD, Kenneth A. DeBlieu, Charles J. Soriero Jr. to remember, acknowledge and thank them for their many years of service to the Planning Board.

Moment of Silence.

**Consent Agenda**

*The items listed within the consent agenda are considered routine and will be acted upon by one motion of the Planning Board with no separate discussion. If separate discussion is required, the item may be removed from the agenda by action of the Planning Board and placed on the regular agenda under new business.*

<b>MEMBER</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Constance Bassett			X			
John Bonanni		X	X			
Matthew Fisher			X			
Thomas Hunt	X		X			
Mayor Aaron Lipsen			X			
Joe Martino						X
Robert Miller						X
Norm Torkelson			X			
Chair Steve Giocondo			X			

**WHEREAS**, the Stockton Planning Board 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 Planning Board member:

- PB 23-01: Approving 2023 PB Meeting Schedule
- PB 23-02: Designation of Official Newspaper
- PB 23-03: Awarding Non-Fair and Open Contract/Appointing Planning Board Attorney
- PB 23-04: Awarding Non-Fair and Open Contract/Appointing Planning Board Engineer
- PB 23-05: Awarding Non-Fair and Open Contract/Appointing Planning Board Planner



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**NOW, THEREFORE, BE IT RESOLVED**, by the Stockton Planning Board that each of the above listed Resolutions be approved and adopted by the Planning Board with the same legal effect as though each was read in its entirety at the January 24, 2023 meeting and adopted by separate vote.

Resolution PB2023-01

**BE IT RESOLVED** by the Planning Board of Stockton Borough that the following is hereby established as the schedule of regular meetings of the Planning Board to be held during calendar year 2023 at 7:00 PM prevailing time via zoom with a link provided on the posted agenda or at the Stockton Borough Municipal Building Main Meeting Room, 2 S. Main Street, Stockton, NJ 08559:

Tuesday, January 24, 2023 – Reorganization meeting  
Tuesday, February 7, 2023  
Tuesday, March 7, 2023  
Tuesday, April 4, 2023  
Tuesday, May 2, 2023  
Tuesday, June 6, 2023  
Wednesday, July 5, 2023  
Tuesday, August 1, 2023  
Tuesday, September 5, 2023  
Tuesday, October 3, 2023  
Wednesday, November 1, 2023  
Tuesday, December 5, 2023

Resolution PB2023-02

**WHEREAS**, per N.J.S.A 40:53-1 the Governing Body of every municipality may designate an official newspaper or newspapers for the publication of all advertisements and notices required by law to be published by the municipality; and

**NOW THEREFORE BE IT RESOLVED**, by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the following newspapers shall be designated as official newspapers in which legal notices and advertisements may be published:

The Hunterdon County Democrat  
The Trenton Times

Resolution PB2023-03

**WHEREAS**, there exists a need for a Professional Engineer to advise the Stockton Borough Planning Board concerning applications, policy, and engineering issues during the year 2023, and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and



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**WHEREAS**, the term of this contract for this services is one year from January 1, 2023 through December 31, 2023; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**WHEREAS**, Ferriero Engineering has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Ferriero Engineering from making any reportable contributions through the term of the contract; and

**NOW, THEREFORE BE IT RESOLVED** by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the Board Chairperson and Secretary of the Planning Board are hereby authorized and directed to execute a contract with Paul W. Ferriero (and support staff) of Ferriero Engineering, Inc. with offices at 180 Main Street, Chester, NJ 07930 and 17 Model Avenue, Hopewell, NJ for professional engineering services during 2023, including review of applications for subdivisions and site plans, and general advice of the Board.

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

Resolution PB2023-04

**WHEREAS**, there exists a need for a Professional Attorney to advise the Stockton Borough Planning Board concerning applications, policy, and engineering issues during the year 2023, and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this services is one year from January 1, 2023 through December 31, 2023; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**WHEREAS**, Gebhardt & Kiefer, PA has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Gebhardt & Kiefer, PA from making any reportable contributions through the term of the contract; and

**NOW, THEREFORE BE IT RESOLVED** by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the Board Chairperson and Secretary of the Planning Board are hereby authorized and directed to execute a contract with Tara Ann St. Angelo, Esq. and Gebhardt & Kiefer, PA, 1318 Route 31 North, Annandale,



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NJ 08801 for professional legal services during 2023, including review of applications for subdivisions and site plans, and general advice of the Board.

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

Resolution PB2023-05

**WHEREAS**, there exists a need for a Professional Planner to advise the Stockton Borough Planning Board during the year 2023, and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this services is one year from January 1, 2023 through December 31, 2023; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**WHEREAS**, Banisch Associates, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Banisch Associates, Inc. from making any reportable contributions through the term of the contract; and

**NOW, THEREFORE BE IT RESOLVED** by the Stockton Borough Planning Board, Hunterdon County, New Jersey that the Board Chairperson and Secretary of the Planning Board are hereby authorized and directed to execute a contract with Joanna Slagle of Banisch Associates, Inc. with offices at 111 Main Street, Flemington, NJ 08822 for professional planning services during 2022, including review of applications for subdivisions and site plans, and general advice of the Board.

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

**New Business**

Chair Giocondo read the following statement: An application has been submitted by the Stockton Inn. At this time the application is being reviewed for completeness and when deemed complete by our Planning Board professionals a public hearing on the application will commence. The Board will provide the public and applicant with a date on which the public hearing will begin.



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Engineer Mark Kataryniak stated letter was submitted deeming application complete.

Larry Wohl, attorney for Stockton Inn applicant, asked for a copy of Mr. Kataryniak's letter.

Chair Giocondo stated the next meeting is February 7, 2023, and the application can be heard then. Tara St. Angelo stated if the Board was in agreement regarding completeness letter by Engineer, and if publication is out in time to properly notice the meeting, then the application can be heard on February 7, 2023.

Paper copies of paperwork and plans are available at Borough Hall for Planning Board members, and an online link will be provided as well for members of the public to view.

**Unfinished Business**

Chair Giocondo stated the Master Plan Reexamination and Affordable Housing Plan are ongoing projects. Master plan is due 9/2024 and Affordable Housing is due in 2025.

**Correspondence**

None

**Open to the Public – Agenda Items**

Chair Giocondo requested motion to open the public portion.

Mrs. Bassett motion. Second by Mr. Hunt.

Seeing no comments Chair Giocondo requested motion to close the public portion.

Mr. Hunt motion. Second by Mrs. Bassett.

Mayor Lipsen thanked all members for volunteering their time.

Mr. Bonanni congratulated Mayor Lipsen and Councilman Hunt.

Mr. Bonanni motion for Adjournment. Second by Mrs. Bassett. All in favor.

Respectfully submitted,

Monica Orlando  
Planning Board Secretary

APPROVED: February 27, 2023