August 1, 2023 Meeting Minutes

The Special Meeting of the Stockton Borough Planning Board was held via Zoom and called to order on August 1, 2023 at 7:00pm by Chair Giocondo. Chair Giocondo read the following statement: Adequate notice of this meeting has been provided by a notice mailed to the Hunterdon County Democrat and The Trenton Times posted on the Borough Website, on the window of Borough Hall, and filed with the Borough Clerk as required by law.

Chair Giocondo read the following: The Board’s General Policy is to end the presentation of testimony on applications and Board discussions by 9:00 PM and to conclude all Board business by 9:30 PM. When necessary, the Chair may permit a reasonable extension of those time limits. This meeting is being held via Zoom, a cloud-based web conferencing program. This meeting is being conducted pursuant to guidance from the Division of Local Government Services (“DLGS”). https:llwww.nLgov/govconnectinews/general/#8. All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted until instructed to unmute yourself in order to prevent unnecessary disruptions. If you have a question or comment during the designated public comment period, please click “raise your hand”; at the bottom of your screen. You will need to have the “participants” window visible in order to see the “raise your hand”; button. You will be instructed to unmute yourself and turn on your camera (if able). If you have called into the meeting, please press \*9 to raise your hand. The moderator will call on you and will need to press \*6 to unmute yourself when it is your turn to speak. Please be advised that if you called into the meeting, you will be identified by your telephone number. The moderator will, if needed, acknowledge you by the last 4 digits of your telephone number. Your telephone number will be visible to all participants in the meeting and will be visible to anyone that watches a recording of this meeting. Before you begin your comment, please state your name and address for the record. If you are having technical issues, please use the chat function to alert the moderator. Please do not use the chat function for any other purpose during the meeting. Public comments and questions will not be accepted via the chat function.  
Ms. St. Angelo administered Oath of Office to Kate Meltzer, Alternate

Chair Giocondo thanked Ms. Meltzer for joining the Planning Board.

**Roll Call and Attendance**

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| --- | --- | --- |
| **MEMBER** | **PRESENT** | **ABSENT** |
| Constance Bassett |  | X |
| John Bonanni | X |  |
| Matthew Fisher | X |  |
| Thomas Hunt |  | X |
| Mayor Aaron Lipsen | X |  |
| Joe Martino |  | X |
| Kate Meltzer | X |  |
| Robert Miller |  | X |
| Norm Torkelson | X |  |
| Chair Steve Giocondo | X |  |
| PB Attorney Tara St. Angelo | X |  |
| PB Engineer Mark Kataryniak | X |  |
| PB Planner Joanna Slagle | X |  |
| PB Secretary Monica Orlando |  | X |

Flag salute done by all.

**Approval of Bills**

1. Planning Board Invoices - Planning Board Account - total $85.00

Gebhardt & Kiefer – Inv #93478 dated June 9, 2023 - $85.00

1. Planning Board Invoices – Stockton Inn Escrow - total $2,482.00

Gebhardt & Keifer – Inv # 93065 dated May 23, 2023 - $2431.00

Gebhardt & Keifer – Inv # 93479 dated June 9, 2023 - $51.00

1. Planning Board Invoices – Stockton Market Escrow - total $884.00

Gebhardt & Keifer – Inv # 93480 dated June 9, 2023 - $527.00

Gebhardt & Keifer – Inv # 93899 dated July 26, 2023 - $357.00

Motion by Mr. Hunt to pay the bills as written. Second by Mrs. Bassett. All present voted yes.

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

Chair Giocondo opened the meeting for Public Comment.

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

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

**New Business**

*Minor Site Plan Stockton Market - Block 9, Lot 9 - 19 Bridge Street*

Mr. Katarnyiak gave his report on completeness. Architectural drawings of interior renovations of existing property and topographic map received. No site plan application was received. There are deficiencies in the administrative parts of application, comments noted in Mr. Katarnyiak’s report.

Mr. Wohl stated all the information has been submitted but is not on a site plan. He can have plans amended as a condition of approval. 3800 sq ft market, single business with grab and go provisions, snack bar (aka café) which is permissible in the zone. Small meeting room available for small events, apothecary section planned. Hours at 7am – 5pm planned.

Motion to deem application deemed complete with temporary submission waivers.

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

Mr. Larry Wohl began his hearing and asked for the following witnesses to be sworn in:

Anthony Rudolf - food and beverage operations consultant  
Steve Grabowski - shareholder

Brianna Kuperavage - design expert

Dana Raeshburn - owner and operator of the Stockton Market

Mr. Rudolph testified that outdoor seating would only be provided under the existing awning in front of the building and will not encroach on to the sidewalk.  The bakers will arrive between 2 am and 4am each morning to begin preparing the baked goods for the day. Garbage will be picked up 3 times a week.

Ms. Kupervage testified that the proposed development did not include any exterior work and that the unused space within the existing building will remain vacant.  No changes to the setbacks or curb cuts are proposed.  No new signage or landscaping is proposed. The new NJDEP floodplain regulations were not considered during the design process.

Kathy Brown, 7 N Main St, asked about lighting in the rear of building. Applicant states no lights will be added. She also asked about consideration for the noise from HVAC running overnight.

Eileen Foley, 11 Bridge St, stated concerns about parking spaces and outdoor dining on the sidewalks.

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

Mr. Wohl stated applicant is prepared to submit a revised site plan with all the revisions as requested by the professionals for conditional approval.

1. Submission of site plan
2. Lighting plan
3. Site plan to show delivery vehicle turn around room
4. Provide updated as built survey
5. All other traditional conditions (tax, escrow, etc)
6. Flood plain development permit
7. Outdoor dining – note on site plan where tables and chairs will go and how many
   1. None permitted on public sidewalk
8. Any additional uses for vacant areas will require amended site plan

Motion by Mr. Bonanni to approve with the conditions as noted and allow Board Professionals to review the revisions submitted by the applicant. Second by Mrs. Bassett.

Mayor Lipsen stated he will be having a meeting with Mr. Katarnyiak next week and can review the seating plan at that time.

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| **MEMBER** | **YES** | **ABSENT** |
| Constance Bassett |  | X |
| John Bonanni | X |  |
| Matthew Fisher | X |  |
| Thomas Hunt |  | X |
| Mayor Aaron Lipsen | X |  |
| Joe Martino |  | X |
| Kate Meltzer | X |  |
| Robert Miller |  | X |
| Norm Torkelson | X |  |
| Chair Steve Giocondo | X |  |

Resolution will be memorialized at the next meeting.

**Open to the Public –Agenda Items**

Chair Giocondo opened the meeting for Public Comment.

Seeing no comments, Chair Giocondo closed the public portion.

Motion by Mrs. Bassett to adjourn. Second by Mr. Torkelson.

Respectfully submitted,

Monica Orlando

Planning Board Secretary

Approved: December 5, 2023