**February 27 Special Meeting Minutes**

The Special Meeting of the Stockton Borough Planning Board was held via Zoom and called to order 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.

Planning board Attorney Tara St. Angelo administered the Oath of Office to Bob Miller.

|  |  |  |
| --- | --- | --- |
| **MEMBER** | **PRESENT** | **ABSENT** |
| Constance Bassett | X |  |
| John Bonanni | X |  |
| Matthew Fisher | X |  |
| Thomas Hunt | X |  |
| Mayor Aaron Lipsen | X |  |
| Joe Martino | 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 |  |

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 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.  
 **Roll Call and Attendance**

Flag salute done by all.

**Approval of Minutes – January 24, 2023**

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

**Approval of Bills**

*Banisch Associates – Invoice #P22-32970 dated January 24, 2023 - $276.00*

*Ferriero Engineering – Invoice #99092 dated February 13, 2023 - $3,158.50*

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

*Banisch Associates – Invoice #P22-32971 date January 24, 2023 - $1,759.50*

This bill pulled by Mrs. Slagle for errors.

**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**

*Stockton Inn Application – Minor Site Plan with Existing Non-Conforming Variance - 4 Main St. - Block 8 Lots 7, 8, 9*

Ms. St. Angelo explained the process for hearing the application. Floor was opened to Attorney for the applicant, Larry Wohl.

Larry Wohl stated there is no variance requested, just a minor site plan application and gave a brief overview of the application request. Board Attorney Ms. St. Angelo confirmed the application has been deemed complete and all proper paperwork has been submitted and reviewed by her and Board Secretary Mrs. Orlando.

Mr. Wohl stated the plans include a hotel with 13 rooms, restaurant and bar, and possibly a café with a bakery. Liquor License has already been transferred. 4 suites on the second floor of the main building. 4 suites on lot 9, 2 carriage houses. Carriage house 1 will have an ADA compliant suite on the first floor and 2 apartments above. Carriage house 2 has 2 existing approved apartments.

The following were sworn in for testimony by Ms. St. Angelo

Steve Grabowski – Stockton LLC partner

Eric Rupnarian - engineer

Jeffrey Stocklos – designer/architect

Anthony Rudolph - food and beverage consultant

Mr. Rupnarian addressed the issues raised in Board Engineer Kataryniak’s review of the application date February 3, 2023.

Mr. Katarnyniak asked for the points on his report from January 17, 2023 to be addressed for conditional approval as well. Mr. Wohl stated they will be addressed.

Mr. Rupnarian testified that:

A recently signed and sealed survey will be provided.

Lots will be consolidated, including lots 7, 8, and 9.

Grease traps will be provided on plans with all details.

Mr. Rupnarian gave an overview of the site plan and comments from the Board Engineer and how they will be addressed.

Parking lot spaces were discussed as well as the flow of traffic with the possibility of angling the parking. Spot elevations for water runoff and impervious surfaces were discussed.

Mr. Rudolph testified to the events anticipated to be held. There will be events on the patio including bands, but they do not anticipate publicly ticketed events. The restaurant will have mostly sit-down service. Ms. Slagle asked about the outdoor dining area and asked if the applicant is open to a condition that outdoor music would end by a certain time. Mr. Torkelson said that other Borough venues shut down by 10pm on weekends. Discussion regarding end time for outdoor music between applicant and PB members and professionals. Mr. Grabowski stated the outdoor time would be May to October and 10pm is too early. A discussion of the statewide sound levels of 50 decibels at the property line from 10pm-7pm was had and the applicant agreed to abide by this. Mr. Miller asked if the parking spaces account for the occupants of the units, Mr. Rupnarian said they are. Employees would account for 10 – 15 spaces.

Mr. Stocklos presented his architectural plans for the main building, including what is being demolished on the interior and proposed first floor plan with expanded bar, restrooms, and kitchen. He reviewed the plans to go from 7 smaller rooms to 4 larger rooms on the second floor. Carriage House #1 first floor will be ADA accessible unit. Carraige House 2 has 2 existing units on the second floor. Closets will be moved. Proposed layout of existing Victorian that will be demolished due to bad disrepair. Plan is to tear it down to foundation but build a structure using existing footprint with 2 units on first floor and 2 units on second floor.

Parking and the pros and cons of combining the lots were discussed.

Landscaping, lighting plan, trash, parking and other issues brought up by Mr. Katarnyiak and Ms. Slagle need to be addressed before the application can be approved by the Planning Board. Mr. Grabowski requested a conditional approval which was not approved by the Planning Board. A special meeting was offered to be scheduled for Monday, March 13th at 7pm. Board Secretary will publish the notice.

It was noted for the record the application was being carried to March 13, 2023, at 7pm via Zoom. The applicant is not required to notice.

**Unfinished Business**

none

**Correspondence**

Letter received by Mr. Fred Fennimore could not be read because he was not present.

**Open to the Public – Agenda Items**

Chair Giocondo opened the public portion.

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

Mr. Hunt motion. Second by Mrs. Bassett.

It was noted the regular meeting scheduled for March 7, 2023 is cancelled.

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

Respectfully submitted,

Monica Orlando

Planning Board Secretary

Approved: December 5, 2023