**March 13, 2023 Special Meeting Minutes**

The Special Meeting of the Stockton Borough Planning Board was held via Zoom and called to order on Monday, March 13, 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.

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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 |  |
| 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.

**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

**Unfinished Business**

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

Larry Wohl opened by listing the updated plans that have been supplied to the Planning Board.

Seeking variances for front yard and side yard setback, lot width, rear yard setback, and parking spaces.

Eric Rupnarian discussed amendments to his plans March 10, 2023 site plan (Exhibit A1) Lighting Plan (Exhibit A2). Changes to site plan include parking configuration is now angular instead of 90 degrees. The parking lot will have one way flow with one entrance and one exit. Lot 9 will have pavement added to increase parking space count from 51 to 55. An enclosed dumpster pad is now proposed to be enclosed in a different location towards the rear of the parking area.

Sidewalk reconstruction along Route 29 was proposed. Signage and crosswalks for pedestrians were discussed. Loading zone area discussed and ability for trucks to get in and out. Mr. Grabowski stated 30-33 feet trucks can enter the property towards the back and back into loading zone with a K turn. Handicap parking discussed. The grading plan for Stormwater was discussed as well. Lighting plan proposal and landscaping were also discussed.

Jeffrey Stocklos reviewed architectural designs and exterior aesthetics.

Mr. Wohl stated they can submit revised lighting and landscaping plans and front entry ways as discussed. Ms. St. Angelo stated the professionals needs more time to review the revised plans before they can make recommendations to the Planning Board. Ms. Slagle and Mr. Katarnyiak stated the testimony addresses the concerns but there are several details that need to be quantified with revised plans for more review by them.

Ms. St. Angelo stated the application will be carried to the April 4, 2023 meeting. The professionals need more time to review and provide the Planning Board their comments.

Chair Giocondo opened the meeting to public comment.

Ms. Folly from 11 Bridge St asked about the parking space situation, and she believes they are 37 spaces short. Mr. Wohl quoted Ordinance 18-01. Chair Giocondo added that since there is no square footage being added they are not required to add more parking. The resident asked about the lighting.

Kathy Brown, 7 North Main, thanked the Planning Board for continued discussion. She is concerned about the patio area outside of carriage house on Lot 7 and hotel guests being outside late at night. She asked if there would be an innkeeper on site if there are issues, Mr. Grabowski stated there will be.

Seeing no other comments, the public comment portion was closed.

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

Respectfully submitted,

Monica Orlando

Planning Board Secretary

Approved: December 5, 2023