



**Borough of Stockton
County of Hunterdon
Planning Board**



June 4, 2024 Meeting Minutes

The Stockton Borough Planning Board was held via Zoom and called to order on June 4, 2024 at 7:00pm by Chair Bonanni. Mr. Bonanni 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.

Mr. Bonanni 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://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 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.

Meeting recording started at 7:05pm at this point due to technical issues

Roll Call and Attendance

MEMBER	PRESENT	ABSENT
Constance Bassett	X	
Steve Giocondo	X	
Thomas Hunt		X
Mayor Aaron Lipsen	X	
Joe Martino	X	
Kate Meltzer	X	
Robert Miller		X
Robert Wallace	X	
Chair John Bonanni	X	
Lisa Hendricks Alt #1		X
Kathy Brown Alt #2	X	
PB Attorney Tara St. Angelo	X	
PB Planner Joanna Slagle	X	
PB Engineer Adam Wiszniewski	X	



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PB Secretary Monica Orlando		X
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Flag salute done by all.

Open to the Public - Agenda Items (5-minute Limit)

Chair Bonanni opened the meeting for Public Comment.

Seeing no comments, Chair Bonanni closed the public portion.

Approval of Bills

- a) Planning Board Account – total \$816.00

Gebhardt & Keifer – Inv # 98482 dated April 26, 2024 - \$289.00

Gebhardt & Keifer – Inv # 99042 dated May 31, 2024 - \$527.00

Motion by Ms. Bassett to pay the bills as written. Second by Mr. Giocondo.

Ayes: Constance Bassett, Steve Giocondo, Aaron Lipsen, Joe Martino, Kate Meltzer, Robert Miller, Robert Wallace, Chair Bonanni

Nays: none

Motion carried

- b) Stockton Inn Escrow Account - total \$34.00

Gebhardt & Keifer – Inv # 99043 dated May 31, 2024, 2024 - \$34.00

Motion by Ms. Bassett to pay the bills as written. Second by Ms. Meltzer.

Ayes: Constance Bassett, Steve Giocondo, Aaron Lipsen, Joe Martino, Kate Meltzer, Robert Miller, Robert Wallace, Chair Bonanni

Nays: none

Motion carried

New Business

Chair Bonanni accepted Steve Giocondo’s resignation letter with gratitude for his service.

Mr. Giocondo spoke to the Board about his service and retirement from the Board.

Ms. St. Angelo administered Oath of Office to Ms. Kathy Brown to fill the vacancy left by Mr. Giocondo.

Chair Bonanni read the following proclamation honoring Steven Giocondo:

WHEREAS, Stephen Giocondo was born and raised in Stockton Borough and

WHEREAS, Stephen has remained a lifelong resident of the Borough, getting married in 1974 and raising his 3 children in the Borough that he loves; and

WHEREAS, Stephen has selflessly volunteered his time since 1979, beginning with the Board of Adjustments where he eventually served twelve years, including nine years as Board Chair; and

WHEREAS, Stephen was elected as a Borough Councilman in 1991 and served for fifteen years, including four years as Council President before being elected the Mayor of Stockton Borough in 2007; and



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WHEREAS, Stephen continued his work and dedication to the Borough by serving on the Stockton Borough Planning Board since 2011, serving as Board Chair from 2020-2024; and

WHEREAS, Stephen's dedication to maintaining the Borough's quaint, small town historic character and ambience as the Borough has evolved through the decades of his selfless service; and

WHEREAS, Stephen has served as a mentor to those who served with him and after him with his thoughtful and comprehensive approach to all aspects of our local government.

NOW THEREFORE BE IT RESOLVED, by the Stockton Borough Planning Board that we extend our gratitude for Stephen Giocondo and his years of service to the Borough of Stockton.

Chair Bonanni closed this portion of the meeting.

Old Business

Chair Bonanni asked for an update from the professionals for Stockton Inn and Stockton Market.

Ms. Brown clarified that she is within the 200 ft radius and must recuse herself from any voting.

Ms. St. Angelo stated she drafted the developer's agreement that was approved by the Borough Council.

Joanna and Adam have not gotten updated site plans for either application.

Ms. Meltzer said that the Stockton Market was planning on opening in 2 weeks. Joanna stated she hasn't received all the documentation to sign off that they are in compliance with the resolution.

Master Plan Reexamination update – Ms. Slagle states with Mr. Giocondo's resignation they will need another member added to the subcommittee. There have been changes to the affordable housing legislation that need to be reviewed for how they will impact the Master Plan.

Chair Bonanni spoke of a meeting he attended at the Hunterdon County Planning Board for accepting the state master plan. The plan will be sent to the county who in turn send it to the municipalities to review and submit formal response within a certain time frame.

Open to the Public –Agenda Items

Chair Bonanni opened the meeting for Public Comment.

Seeing no comments, Chair Bonanni closed the public portion.

Mayor Lipsen spoke of the parking ordinance that was introduced and will be up for public comment at the June meeting. Also, a new copier was delivered to the Borough. Joanna asked for the ordinance to be sent to the Planning Board for review before adoption. Ms. St. Angelo confirmed this. Mayor Lipsen said the public hearing would then have to be moved to July to give the Planning Board time to review,

Adjournment

Motion by Ms. Bassett to adjourn. Second by Mr. Wallace. All in favor.

Respectfully submitted,

Monica Orlando
Planning Board Secretary