



## STOCKTON BOROUGH COUNCIL Regular Meeting Agenda

**Monday December 15, 2025 – 7:00 pm**  
**ZOOM**

### Zoom Log IN

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Join via audio:

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## Electronic Meeting

### Electronic Meeting Commenting Policy and Instructions:

This meeting is being held via Zoom, a cloud-based web conferencing program pursuant to guidance from the Division of Local Government Services (DLGS).

All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted unless you recognized and instructed to unmute during the public comment portion of the meeting. If you would like to make a public comment during the designated public comment period, please click the “raise hand” button at the bottom of your screen. If you have called into the meeting by phone, please press \*9 to raise your hand.

Once called upon, you will be instructed to unmute yourself by clicking the unmute button. If you have called in, you will press \*6 to unmute.

Please be advised that if you called into the meeting and you raise your hand for public comment, you will be identified by your telephone number. Your telephone number will be read out to all participants in the meeting and to anyone who watches a recording of the meeting. Before you begin your comment, please state your name and address for the record. If you are or have been a judge, prosecutor, or law enforcement officer, you may choose not to provide your address.

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.

**1. CALL TO ORDER AND STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT:** This meeting is called pursuant to the provisions of the Open Public Meetings Act. 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.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Brown, Fisher, Folz, Hunt, Mann, Meltzer, Lipsen

Please note, items listed on the agenda may change prior to the meeting.

4. **PROCLAMATION: None**
5. **APPROVAL OF MINUTES**
6. **CORRESPONDENCE**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
  - Authorize Clerk to advertise Re-Organization meeting-January 5, 2026 7PM
  - NJ Climate Superfund Act-Discussion
9. **OFFICE OF EMERGENCY MANAGEMENT REPORT**
10. **OPEN PUBLIC COMMENT:**

Any person desiring to address the Borough Council during periods designated for public comment shall first seek recognition by the mayor, or presiding officer, and upon recognition shall state their name and address. All comments shall be addressed to the mayor, or presiding officer. Comment will be limited to 5 minutes per comment.
11. **ORDINANCES**

None
12. **RESOLUTIONS**

2025-89 Interlocal Agreement  
2025-90 Speed Limit  
2025-91 Refunds  
2025-92 AH Settlement  
2025-93 Budget Transfer
13. **PAYMENT OF BILLS AND VOUCHERS**
  - 2025-XX Payment of Bills and Vouchers
14. **MAYOR'S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS**
15. **OPEN PUBLIC COMMENT**

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16. **EXECUTIVE SESSION**
17. **POTENTIAL ACTIONS ON ITEMS FROM EXECUTIVE SESSION**
18. **NEXT MEETING – January 5, 2026-Re-Organization**
19. **ADJOURNMENT**

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**Stockton Borough Council  
Resolution 2025-89**

**AUTHORIZING EXECUTION OF INTERLOCAL (SHARED) SERVICES AGREEMENT  
WITH THE COUNTY OF HUNTERDON  
FOR THE PROVISION OF PUBLIC HEALTH ACTIVITIES AND SERVICES  
PURSUANT TO N.J.S.A. 40A:65-1 et seq.**

**WHEREAS**, the “Uniform Shared Services and Consolidation Act,” N.J.S.A. 40A:65-1 through 40A:65-35 (the “Act”), authorizes local units of this State to enter into contracts with each other for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

**WHEREAS**, the Borough of Stockton and County of Hunterdon have previously executed a Shared Services Agreement for the provision of public health activities and services to Stockton; and

**WHEREAS**, at this time the parties wish to execute an Interlocal Services Agreement to furnish public health activities and services to Stockton, for a three year term, from December 1, 2025 until November 30, 2028, for consideration as set forth in the Interlocal Services Agreement; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available for these purposes.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, as follows:

1. The Interlocal Services Agreement between the Borough of Stockton and County of Hunterdon for the provision of public health activities and services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. is hereby approved and authorized for a three year term, from December 1, 2025 until November 30, 2028, consistent with the foregoing “Whereas” clauses.
2. All prior actions taken by the parties from December 1, 2025 to the effective date of the Interlocal Services Agreement and in furtherance of the public health activities and services thereunder are hereby ratified and approved.
3. The Interlocal Services Agreement, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk.

## **RESOLUTION 2025-90**

### **REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION TO MODIFY THE EXISTING SPEED LIMITS ALONG ROUTE NJ 29 (SOUTH MAIN STREET) IN THE BOROUGH OF STOCKTON AND SUPPORTING THE MODIFICATION OF SAID SPEED LIMITS**

**WHEREAS**, the Borough of Stockton recently requested that the New Jersey Department of Transportation (NJDOT) investigate the modification of the speed limits along Route NJ 29 (South Main Street) in the Borough; and

**WHEREAS**, NJDOT's Division of Traffic Engineering completed its investigation of the modification of the speed limits as requested, and by letter dated December 11, 2025, notified the Borough that its findings support the Borough's request to modify the existing speed limits.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stockton, Hunterdon County, New Jersey, as follows:

1. The Borough hereby requests that the NJDOT issue a Traffic Regulation Order (TRO) pursuant to N.J.S.A. 39:4-8.3, which governs traffic regulations on state highways under the Commissioner of Transportation's jurisdiction, to modify the speed limits along Route NJ 29 (South Main Street) in the Borough, as follows:

**In the Borough of Stockton:**

**For both directions of traffic:**

- (A) **Zone 1: 25 MPH between the southernmost Delaware Township-Stockton Borough corporate line (approx. MP 21.72) and northernmost Stockton Borough-Delaware Township corporate line (CR-519 approx. MP 23.03), except for 15 MPH when passing through the Stockton Elementary School Zone when "15 mph when flashing" signs are operating during recess or while children are going to or leaving school during opening or closing hours (approximate mileposts 22.07 to 22.48); thence**

**Repealer Clause:**

**The Borough of Stockton concurs that any regulations in conflict with or inconsistent with the provisions of this Resolution be rescinded upon the approval of the Traffic Regulation Order.**

2. A certified copy of this Resolution, bearing the raised seal of the Borough of Stockton, shall be submitted to:

Jaimie M. Oplinger  
Director of Traffic Engineering  
New Jersey Department of Transportation  
1035 Parkway Avenue  
P.O. Box 600  
Trenton NJ 08625

## **RESOLUTION 2025-91**

### **AUTHORIZING ISSUANCE OF REFUNDS TO LOCAL FLOWER, LLC AND HAPPY TREE FARMACY, LLC FOR ANNUAL CANNABIS LICENSE FEES**

**WHEREAS**, by Resolution 2025-88, the Council denied the issuance of letters of support to Local Flower, LLC and Happy Tree Farmacy, LLC, the two applicants who submitted applications for cannabis retail business licenses; and

**WHEREAS**, as required by the Borough's Request for Applications, both applicants submitted the annual license fee in the amount of \$10,000 each, which amount is to be refunded to applicants that are not issued a license.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stockton, Hunterdon County, New Jersey, that, in accordance with the "Whereas" clauses, the following amounts shall be paid to the following persons:

- |    |  |          |
|----|--|----------|
| 1. | Local Flower, LLC<br>P.O. Box 171<br>Stockton, NJ 08559                  | \$10,000 |
| 2. | Happy Tree Farmacy, LLC<br>77 Main Street<br>South Bound Brook, NJ 08880 | \$10,000 |

**RESOLUTION 2025-92**  
**AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH FAIR SHARE**  
**HOUSING CENTER**

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, *et seq.*; and

**WHEREAS**, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [FHA] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located"; and

**WHEREAS**, consistent with applicable law, the Borough of Stockton (the "Borough") filed a Complaint for Declaratory Judgment ("DJ Action"), captioned *In the Matter of the Borough of Stockton, Hunterdon County*, Docket No. HNT-L-58-25 on January 24, 2025, identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

**WHEREAS**, on March 27, 2025, the Honorable William G. Mennen, J.S.C., issued an Order confirming the Borough's "Present Need" obligation of zero (0) affordable housing units and the Borough's "Prospective Need" obligation of twenty (20) affordable housing units, and authorizing the Borough to proceed with preparation and adoption of a Fourth Round HEFSP by June 30, 2025; and

**WHEREAS**, on June 3, 2025, the Stockton Borough Planning Board ("Planning Board") adopted a HEFSP by way of Resolution, which was endorsed by the Borough of Stockton Council ("Council") on June 19, 2025 by way of Resolution No. 2025-51; and

**WHEREAS**, the Borough filed its HEFSP with the Superior Court on June 5, 2025; and

**WHEREAS**, pursuant to Administrative Directive #14-24, "Interested parties may file a challenge to the municipality's housing element and fair share plan by August 31, 2025"; and

**WHEREAS**, on or about August 31, 2025, Fair Share Housing Center ("FSHC") filed a challenge to the Borough's HEFSP pursuant to the standards set forth in N.J.S.A. 52:27D-304.1(f)(2)(b); and

**WHEREAS**, there were no other challenges to the Borough's HEFSP; and

**WHEREAS**, in accordance with Administrative Directive #14-24, on or about September 25, 2025, the DJ Action was referred to the Affordable Housing Dispute Resolution Program (the "Program") and James Kyle, PP, was appointed as the Special Adjudicator; and

**WHEREAS**, through the Program, the Borough and FSHC engaged in good faith negotiations in an effort to resolve the issues and claims raised by FSHC regarding the Borough's compliance with its Fourth Round affordable housing obligations; and

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**WHEREAS**, settlement of the claims brought by FSHC provides certainty regarding the Borough's ability to satisfy its affordable housing obligations, and will avoid further litigation costs associated with further proceedings; and

**WHEREAS**, the terms of the settlement reached between the Borough and FSHC have been memorialized in a Mediation Agreement ("Mediation Agreement"), the terms of which the Borough and FSHC agree are fair and reasonable to low- and moderate-income households and satisfies the Borough's Fourth Round affordable housing obligations; and

**WHEREAS**, pursuant to Administrative Directive #14-24, upon reaching a settlement agreement, the DJ Action will be referred to the Mount Laurel Judge, "for review and entry of [a] certification of Compliance";

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stockton, Hunterdon County, New Jersey, as follows:

1. The foregoing "WHEREAS" clauses are hereby incorporated herein as if fully restated.
2. The Borough of Stockton is hereby authorized to enter into the Mediation Agreement in resolution of the DJ Action referenced above.
3. The Mayor and Clerk are hereby authorized and directed to sign the above-referenced Mediation Agreement on behalf of the Borough of Stockton, or such other substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Municipal Attorney in consultation with the Borough Council.
4. The Municipal Attorney, Municipal Planner, and such other municipal officials as may be necessary or required, are hereby authorized and directed to prepare and execute any and all such other documents and undertake any and all such further acts as may be necessary or required to effectuate the above-referenced Mediation Agreement.
5. This Resolution shall take effect immediately.

**2025-93**  
**Budget Transfer**  
**(To be provided)**

**Stockton Borough Council**  
**Resolution 2025-xx**

**Authorizing Payment of Municipal Obligations**

**WHEREAS**, the Mayor and Council of the Borough of Stockton find and declare that certain municipal obligations have come due and are now payable; and

**WHEREAS**, the Mayor and Council of the Borough of Stockton further find and declare that said obligations have been itemized on the annexed schedules, which are hereby attached and deemed part of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Stockton, County of Hunterdon, State of New Jersey does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Treasurer in the amount of \$\_\_\_\_\_