



## **STOCKTON BOROUGH COUNCIL RE-ORGANIZATION MEETING MINUTES**

Date: January 5, 2026 7:00 P.M.

Held through Zoom

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Mayor Aaron Lipsen called the re-organization meeting of the Stockton Borough Council to order on January 5, 2026, at 7:00 P.M. Mayor Lipsen announced that this meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was transmitted to the Trenton Times, and Star Ledger, was posted on the Borough Website, posted on the door at the Municipal Building, and filed with the Borough Clerk.

### **PLEDGE OF ALLEGIANCE**

Mayor Lipsen led those in attendance in the pledge to the nation's flag.

### **OATH OF OFFICE**

Attorney Maddox administered the Oath of Office for Nina Brander and Jacob Gilinger.

### **ROLL CALL**

Present: Councilperson Brander, Councilperson Brown, Councilperson Fisher (excused), Councilperson Gilinger, Councilperson Mann, Councilperson Meltzer (excused), Mayor Aaron Lipsen, Borough Attorney Lisa Maddox, and Borough Clerk Laurie A. Courter.

### **NOMINATION OF COUNCIL PRESIDENT**

Brown made the nomination of Michael Mann for Council President. Gilinger seconded the nomination, motion carried.

### **REMARKS BY MAYOR AARON LIPSEN**

Mayor Lipsen gave a speech which highlighted 2025 and spoke about the plans for Stockton borough for 2026. Mayor Lipsen thanked the citizens, council members and the professionals and employees for all their hard work. Stated that it has been honor for him to work with so many different members of council and the different professionals over the last 15 years. Mayor Lipsen spoke of the significant visible advancements scheduled for 2026. Mayor Lipsen spoke on maintaining strong financial stability and improved services to the residents and assistance with grants. Mayor Lipsen highlighted the infrastructure improvements that were made in 2025. Mayor Lipsen gave special thanks to 10<sup>th</sup> generation lifelong resident, Robert Ent, for his expertise and dedication to the borough. Mayor Lipsen spoke on new employees improving the website and digitizing government records and spoke on community events like blood donations, raising awareness for breast cancer research, and the support of local businesses. Thanked Council President Michael Mann for being committed to building the community. Spoke on the future of the Stockton School and borough hall.

Mayor Lipsen also thanked the first responders and special thanks to the borough's OEM staff and volunteers of the Delaware Township Fire Company.

### **OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR**

Mike Odenwald, stated Happy New Year to everyone. Asked if anyone can see him, to which Mayor Lipsen replied that right now, we don't have it set up to be able to see members of the public, but we are working on that. Odenwald went on to congratulate Jacob and Nina. Mr. Odenwald inquired about his email on December 18<sup>th</sup> that he sent to Attorney Maddox and Council regarding his offer to sell his barn to the borough for possible use as a wellness center or borough hall. Mayor Lipsen reminded Mr. Odenwald this comment period is only for agenda items only, for the consent agenda.

Hearing no other members of the public speak up, Mayor Lipsen closed the floor to public comment.

### **CONSENT AGENDA**

Mayor Lipsen stated that Resolution 2026-26 will be pulled from the consent agenda for individual consideration afterwards so that they can discuss in more detail.

Motion made by Brown and seconded by Mann to approve consent agenda of resolutions

Roll call: Brander, Brown, Gilinger, Mann.

Ayes: 4

Nays: 0

Motion passes. (Resolutions attached)

2026-01	Consent Agenda (2026-01 through 2026-28)
2026-02	Schedule of Regular Meetings
2026-03	Rules of Order
2026-04	Official Depositories
2026-05	Official Newspapers
2026-06	Appointments-
2026-07	Interest & Penalty Rates for Delinquency Charges
2026-08	Defense of Tax Appeals
2026-09	Stipulations and Rollback Appeals
2026-10	Authorized Signatories
2026-11	Refunds and Cancellations Under \$10
2026-12	Annual Tax Sale
2026-13	Fee for Insufficient Check Funds
2026-14	Investment of Funds
2026-15	Borough Attorney
2026-16	Bond Counsel
2026-17	Borough Engineer
2026-18	Maintenance of Tax Maps
2026-19	Borough Auditor
2026-20	Public Agency Compliance Officer
2026-21	Deputy Records Custodian
2026-22	Online Payment Transactions
2026-23	Temporary Budget Appropriations
2026-24	Debt Service-Temporary Budget
2026-25	Zoning Consultant

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2026-26	Hunterdon Grant ( <i>Pulled from consent agenda</i> )
2026-27	CFO Shared Service
2026-28	Delaware Township Police-Agreement

### **RESOLUTIONS**

Mayor Lipsen started the discussion regarding Resolution 2026-06 to authorize the application for the Hunterdon County Economic Development Grant and stated that he wanted to make sure everyone is on board with setting aside over \$3000 to complete the project with a total cost of approximately \$15,000. Attorney Maddox stated that this resolution is only authorizing the municipality to apply for the grant and committing up to the \$3000. If grant is awarded, then Council will again have to decide whether it would award the contract to General Code and that would be for full amount of \$14,630 plus an annual amount.

Motion made by Brown and seconded by Mann to approve Resolution 2026-26.

Roll call: Brander, Brown, Gilinger, Mann.

Ayes: 4

Nays: 0

Motion passes.

### **BOROUGH COUNCIL COMMENTS & ANNOUNCEMENTS**

Brander stated that she is excited to serve the town and be involved and thanked residents for listening in. Gilinger stated he is excited to work here and in town and for the next few years.

Mayor Lipsen thanked new members Brander and Gilinger for their dedication.

### **OPEN PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

Mayor Lipsen opened the floor to public comment.

Mike Odenwald reiterated his previous statement earlier in the meeting by stating his offer to sell his barn to the borough and for the many uses it offers. Commented on why Meltzer and Fisher aren't present for this meeting and wants transparency from council and looks forward to a more progressive agenda for this town.

Adam Juncosa congratulated the two new council members and wished them the best of luck. Stated that he was once a council person for Stockton and it's a great way of learning how the community works, how Stockton being one of the smallest communities and is one of the best municipalities. Thanked Mayor Lipsen for all of the things he has done. Stated that he is looking forward to traffic work on Risler and the Route 29 four way stop sign. Wished everyone the best of luck. Thanked Mr. Ent publicly for all the work he's done on Stockton's water system, stating that Stockton has the best water around.

Mr. Juncosa stated that Odd Bird Brewing will have monthly locals' night in which they donate 15% of the profits and tips to nonprofit and this month is for Delaware Township Fire Company. This will be on Thursday Jan 15<sup>th</sup>.

Hearing no other members of the public speak up, Mayor Lipsen closed the floor to public comment. Lipsen thanked everyone for attending

**NEXT MEETING**

January 26, 2026

**ADJOURNMENT**

A motion was made by Brander and seconded by Gilinger to adjourn the meeting.  
The meeting adjourned at 7:42 PM.

*Laurie A. Courter*

Laurie A. Courter, Borough Clerk

**Stockton Borough Council  
Resolution 2026-01  
Consent Agenda**

**WHEREAS**, the Borough Council of the Borough of Stockton has determined that to increase efficiency, the Consent Agenda shall be adopted with one resolution; and

**WHEREAS**, the following resolutions require no discussion and have been previously reviewed by each Governing Body member:

2026-02	Schedule of Regular Meetings
2026-03	Rules of Order
2026-04	Official Depositories
2026-05	Official Newspapers
2026-06	Appointments
2026-07	Interest & Penalty Rates for Delinquency Charges
2026-08	Defense of Tax Appeals
2026-09	Stipulations and Rollback Appeals
2026-10	Authorized Signatories
2026-11	Refunds and Cancellations Under \$10
2026-12	Annual Tax Sale
2026-13	Fee for Insufficient Check Funds
2026-14	Investment of Funds
2026-15	Borough Attorney
2026-16	Bond Counsel
2026-17	Borough Engineer
2026-18	Maintenance of Tax Maps
2026-19	Borough Auditor
2026-20	Public Agency Compliance Officer
2026-21	Deputy Records Custodian
2026-22	Online Payment Transactions
2026-23	Temporary Budget Appropriations
2026-24	Debt Service-Temporary Budget
2026-25	Zoning Consultant
2026-26	<del>Hunterdon Grant (PULLED)</del>
2026-27	CFO Shared Service
2026-28	Delaware Township Police-Agreement

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that each of the above listed Resolutions be approved and adopted by the Borough Council with the same legal effect as though each was read in its entirety at the January 5, 2026 meeting and adopted by separate vote.

**Stockton Borough Council  
Resolution 2026-02  
Approving 2026 Borough Council Meeting Schedule**

**WHEREAS**, the Open Public Meetings Act (Ch. 231, P.L. 1975) provides for the giving of annual notice by public bodies of the time, date and location of the regular meetings of such public body to be held during the succeeding year; and

**WHEREAS**, the Open Public Meetings Act (Ch. 231, P.L. 1975) hereinafter referred to as the Act, authorizes a public body to make certain other determinations and take certain other actions in conformance therewith.

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

1. Regular meetings of this Council shall be held during the 2026 calendar year at 7:00 p.m. via Zoom on the following dates:

SCHEDULE OF REGULAR MEETINGS

January 5th	Re-Organization
January 26th	4 <sup>th</sup> Monday
February 9 <sup>th</sup>	2nd Monday
March 16 <sup>th</sup>	3 <sup>rd</sup> Monday
April 20th	3 <sup>rd</sup> Monday
May 18 <sup>th</sup>	3 <sup>rd</sup> Monday
June 15 <sup>th</sup>	3 <sup>rd</sup> Monday
July 13 <sup>th</sup>	2 <sup>nd</sup> Monday
August 17 <sup>th</sup>	3 <sup>rd</sup> Monday
September 14 <sup>th</sup>	2 <sup>nd</sup> Monday
October 19 <sup>th</sup>	3 <sup>rd</sup> Monday
November 16 <sup>th</sup>	3 <sup>rd</sup> Monday
December 14 <sup>th</sup>	2 <sup>nd</sup> Monday

2. Copies of the Annual Notice Schedule are available to the public for inspection upon request to Laurie A. Courter, Borough Clerk

3. The following newspapers are hereby designated as the newspapers to receive any and all notices required and/or permitted to be given under the Act including, but not limited to, Annual Notice and 48 Hour Notice:

- a) The Trenton Times which is the official newspaper of this public body; and
- b) The Star Ledger is hereby designated and determined to be the other newspaper that has the greatest likelihood of informing the public within the area of jurisdiction of this Borough of its meetings.

NOTICE is hereby given that all legal notices for the Borough of Stockton, County of Hunterdon and State of New Jersey shall be published, obtained or viewed by complete text as required by law of any sort, kind or character, including those under the MLUL law or by the order or rule of any court beginning on March 1, 2026 on the Borough of Stockton's website: <http://stocktonboronj.us/> and shall be accessible by direct hyperlink placed on New Jersey Secretary of State's portal <https://www.nj.gov/state/statewide-legal-notices-list.shtml>

4. Copies of this Resolution and any revisions or modifications thereof, certified to be true copies by the Borough Clerk of this municipality, shall be disseminated and distributed as required by the Act as follows:
  - a) Posted and maintained through the 2026 calendar year on the bulletin board at the Stockton Borough Municipal Building and the official website.
  - b) Transmitted or hand delivered to the newspapers designated in paragraph 3 of this resolution;
  - c) Filed with the Borough Clerk of this municipality; and
  - d) Mailed to such other persons as may be entitled thereto under the terms of the Act and this resolution.
5. Pursuant to Section 14 of this Act, the Municipal Clerk of this municipality is thereby authorized and directed to mail such notice as may be required and authorized under the Act to any persons requesting the same providing that person has first complied with the following terms and conditions.
  - a) Any and all requests for notice under the Act shall be made in writing or by signing a Request List to be maintained in the office of the Municipal Clerk.
  - b) Any person requesting such notice, other than the news media which is expressly excluded from payment of any fee hereunder, shall pay to the Borough of Stockton a fee of \$3.00 which said sum is hereby designated to be a reasonable sum, the amount of which is calculated solely to reimburse this Borough for the costs incurred in providing the said notice including but not limited to printing, photocopying cost, clerical time and postage.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to publish the attached schedule of meetings as required in N.J.S.A. 10:4-18.

**Stockton Borough Council  
Resolution 2026-03  
Adopting Parliamentary Procedure**

**WHEREAS**, the efficient functioning of the Borough Council requires a comprehensive set of rules for the conduct of its business; and

**WHEREAS**, it is necessary to respect the rights of all members of the Borough Council to ensure that they can fairly participate in the work of the Council and properly represent their constituencies in the development of Council resolutions, ordinances, programs, and policies; and

**WHEREAS**, Robert Rules of Order provides a comprehensive set of rules that have been adopted by many organizations as their rules of order.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, hereby adopts and incorporates herein the latest edition Robert's Rules of Order Newly Revised as its basic rules for the conduct of business.

**BE IT FURTHER RESOLVED** that the following be followed during public meetings of this body:

1. 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 unless they state that they would like to have their address omitted from the record. All comments shall be addressed to the Mayor or presiding officer and should not be directed toward other members of the public or Borough professionals.

2. 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 unless they state that they would like to have their address omitted from the record. All comments shall be addressed to the Mayor or presiding officer and should not be directed toward other members of the public or Borough professionals.

2. Any person(s) making personal, defamatory, or profane remarks or who willfully utters threatening or abusive language, or engages in any disorderly conduct, which disturbs or disrupts the orderly conduct of any meeting, shall be called to order by the presiding officer. If



such conduct continues, the presiding officer of the Borough, at their discretion, may take such action as may be reasonably necessary to bring order to the meeting.

**Stockton Borough Council**  
**Resolution 2026-04**  
**Approving Designation of Official Borough Depositories for 2026**

BE IT RESOLVED that the Borough Council of the Borough of Stockton hereby designates Northfield Community Bank as an official depository for all Stockton Borough monies for the year 2026, and hereby instructs the Collector of Taxes, Chief Financial Officer and Water/Sewer Clerk to deposit said monies in Northfield Community Bank; and

BE IT FURTHER RESOLVED that the Chief Financial Officer be authorized to invest funds that are available in Stockton Borough accounts in any authorized institution in the State of New Jersey at the highest interest rate available, and

BE IT FURTHER RESOLVED that the Chief Financial Officer be authorized to place Bond or Tax Anticipation Notes in any recognized bank or savings and loan in the State of New Jersey at the lowest interest rate available.

**Stockton Borough Council**  
**Resolution 2026-05**  
**Approving Designation of Official Newspapers**

**WHEREAS**, per N.J.S.A 40:53-1 the Governing Body of every municipality may designate an official newspaper or newspapers for the publication of all advertisements and notices required by law to be published by the municipality; and

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the following newspapers shall be designated as official newspapers in which legal notices and advertisements may be published:

The Trenton Times  
Star Ledger

**BE IT FURTHER RESOLVED, NOTICE** is hereby given that all legal notices for the Borough of Stockton, County of Hunterdon and State of New Jersey shall be published, obtained or viewed by complete text as required by law of any sort, kind or character, including those under the MLUL law or by the order or rule of any court beginning on March 1, 2026 on the Borough of Stocktons website: <http://stocktonboronj.us/> and shall be accessible by direct hyperlink placed on New Jersey Secretary of State's portal <https://www.nj.gov/state/statewide-legal-notices-list.shtml>

**Stockton Borough Council  
Resolution 2026-06  
Approving 2026 Appointments**

**BE IT RESOLVED** by the Borough Council of the Borough of Stockton that it hereby approves the below list of appointments and/or reappointments for the year 2026:

**Borough Council Committees**

**Buildings Committee:**

Jacob Gilinger (Chair)  
Aaron Lipsen  
Kate Meltzer

**Community Outreach Committee:**

Nina Brander (Chair)  
Michael Mann  
Aaron Lipsen

**Grounds Committee:**

Kate Meltzer (Chair)  
Nina Brander  
Matthew Fisher

**Infrastructure Committee:** (Water & Sewer/Stormwater/Streets)

William Brown (Chair)  
Jacob Gilinginer  
Aaron Lipsen

**Personnel, Finance, & Operations Committee:**

Matthew Fisher (Chair)  
William Brown

Aaron Lipsen

**Public Safety Committee:** (Police, Fire, OEM)

Aaron Lipsen (Chair)

Matthew Fisher

Michael Mann

**Stockton School Committee:**

Michael Mann (Chair)

Nina Brander

Aaron Lipsen

**Planning Board**

Class I – Aaron Lipsen – Mayoral term to expire 12/31/2026

Class II Member: Robert Miller - Term: 1 year, Expiration: 12/31/2026

· Class III Member: Kate Meltzer - Term, 1 year, Expiration: 12/31/2026

· Class IV Member: Contance Bassett - Term: 4 years, Expiration: 12/31/2029

· Class IV Member: Jeffrey Harrison - Term: 4 years, Expiration: 12/31/2029

· Class IV Member: James Gallagher - Term: 4 years, Expiration: 12/31/2029

· Class IV Member: David Onuskanich - Term: 4 years, Expiration: 12/31/2026 (filling an unexpired term)

· Alternate #1: Kimberly Damone - Term: 2 year, Expiration: 12/31/2027

· Alternate #2: Robert Goldenberg- Term: 1 year, Expiration: 12/31/2026

**Professional/Staff Appointments**

Animal Control Officer	Tim Davis	1 yr	12/31/2026
Bond Counsel	Meghan Bennett Clark, Esq.	1 yr	12/31/2026
Borough Attorney	Lisa Maddox, Esq.	1 yr	12/31/2026
Borough Auditor	Robert Swisher, CPA	1 yr	12/31/2026
Borough Clerk	Laurie Courter	Term Exp	11/20/2026
Borough Engineer	Adam Wisniewski, PE	1 yr	12/31/2026
Construction Office Adm.	Diane McDaniel	1 yr	12/31/2026
Deputy Clerk/Registrar	Jennifer Terepka	1 yr	12/31/2026
Deputy Finance	Devon Roberts	1 yr	12/31/2026
Dog Canvasser/Licensing	Laurie Courter	1 yr.	12/31/2026
Flood Plain Administrator	Adam Wisniewski	1 yr.	12/31/2026
Lower Delaware Wild& Scenic Rep.	Michelle Purcell	1 yr	12/31/2026
Office Assistant	Devon Roberts	1 yr	12/31/2026
Prosecutor	John Lanza	1 yr	12/31/2026
Public Defender	Stanley Troy	1 yr	12/31/2026
Public Works Advisor	Justin Squashic	1 yr	12/31/2026
Public Works Assistant Advisor	Harry Bulger	1yr	12/31/2026
Purchasing Agent	Diane McDaniel	1 yr	12/31/2026

Recycling Coordinator	Justin Squashic	1 yr	12/31/2026
Sewer Plant Operator	Michael Schneider	1 yr	12/31/2026
Special Projects Director	Justin Squashic	1 yr	12/31/2026
Special Projects Director	Harry Bulger	1 yr	12/31/2026
Special Projects Professional	Michael Butler, Esq.	1 yr	12/31/2026
Stormwater Program Coordinator	Aaron Lipsen	1 yr	12/31/2026
Tax Search Officer	Diane McDaniel	1 yr	12/31/2026
Tax Collector	Diane McDaniel		Tenured
Water/Sewer/Utility Clerk	Diane McDaniel	1 yr	12/31/2026
Water Works Operator Assistant	Michael Schneider	1 yr	12/31/2026
Water Works Operator	TJ Darcy	1 yr	12/31/2026
Water Works & Sewer Supervisor	Justin Squashic	1 yr	12/31/2026
Zoning Officer	Robert Miller	1 yr	12/31/2026

### Stockton Borough Council

#### Resolution 2026-07

#### Establishing Rate of Interest on Tax Delinquencies and Grace Period

**WHEREAS**, N.J.S.A. 54:4-67 permits the governing body of each municipality to fix the rate of interest to be charged for non-payment of taxes of assessments; and

**WHEREAS**, N.J.S.A. 54:4-67 has been amended to permit the fixing of said rate at 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum of any amount in excess of \$1,500.00, and allows an additional penalty of a flat 6% to be collected against a delinquency in excess of \$10,000.00 on properties that fail to pay the delinquency prior to the end of the calendar year.

**NOW THEREFORE BE IT RESOLVED** that taxes shall be collected quarterly with due dates being February 1, May 1, August 1 and November 1, and that a 10-day grace period shall apply, after which unpaid taxes will be charged interest from the due date;

**BE IT FURTHER RESOLVED** that interest at the rate of 8% per annum up to the first \$1,500.00 of delinquency and at the rate of 18% per annum over \$1,500.00 of delinquency will be collected after the 10-day grace period back to the original due date;

**BE IT FURTHER RESOLVED** that a 6% year-end penalty will be charged for delinquencies over \$10,000.00 as of the 31st day of December 2026.

### Stockton Borough Council

#### Resolution 2026-08

#### Stipulations & Rollback Appeals

**WHEREAS**, the Borough Council of the Borough of Stockton is aware that from time to time, errors are made in computing tax assessments; and

**WHEREAS**, the Borough Attorney and the Borough Tax Assessor are called upon to defend tax appeals filed with the Hunterdon County Board of Taxation and to agree to stipulations of appeals; and

**WHEREAS**, the Borough Attorney and the Borough Tax Assessor are authorized by the Borough Council of the Borough of Stockton to file rollback petitions with the Hunterdon County Board of Taxation for the Borough of Stockton;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton that the Borough Attorney and Tax Assessor of the Borough of Stockton are hereby authorized to file corrective appeals with the Hunterdon County Board of Taxation, to sign stipulations in matters of appeals with the Hunterdon County Board of Taxation and to file rollback petitions with the Hunterdon County Board of Taxation that they feel are proper and the best interests of the municipality.

**Stockton Borough Council  
Resolution 2026-09  
Defense of Tax Appeals**

**WHEREAS**, said Hunterdon County Tax Administrator requires that the governing body of each municipality in the County of Hunterdon to pass a Resolution to authorize the Assessor of the municipality and their legal counsel to file and prosecute any and all tax appeals before the Hunterdon County Board of Taxation;

**NOW, THEREFORE, BE IT RESOLVED** that the legal counsel and the Assessor of Stockton Borough, County of Hunterdon, State of New Jersey are hereby authorized to file, prosecute, stipulate, modify, agree upon and otherwise perform the duties which are required of said Assessor, in the process of prosecution and/or filing of said Tax Appeals, with the jurisdiction of the Hunterdon County Board of Taxation and the Tax Court of New Jersey.

**Stockton Borough Council  
Resolution 2026-10  
Authorizing Signatories**

**BE IT RESOLVED** that the Mayor and Council of the Borough of Stockton authorize the following signatures for all Borough accounts and the signing of checks, notes and bonds or any other negotiable papers requiring signatures for Stockton Borough:

The Mayor or in the absence of the Mayor, the Council President  
and The Chief Financial Officer and as necessary, the Borough Clerk.

**Stockton Borough Council  
Resolution 2026-11  
Refunds and Cancellations under Ten Dollars (\$10)**

WHEREAS, N.J.S.A. 40A:5-17.1 provides that the governing body of a municipality may authorize by Resolution a municipal employee to process, without further action on the part of the governing body, the cancellation of any property refund or delinquency of less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Stockton does hereby authorize the Tax Collector, Chief Financial Officer, and Utilities Collector to process the cancellation of any property tax refund, delinquency, or any charges and fees imposed by the municipality of less than \$10.00 for the year 2026.

BE IT FURTHER RESOLVED that an adopted copy of this Resolution be forwarded to the Tax Collector, Chief Financial Officer, and Utilities Collector.

**Stockton Borough Council  
Resolution 2026-12  
Authorizing Tax Sale**

BE IT RESOLVED by the Borough Council of the Borough of Stockton that it does hereby authorize the Tax Collector of the Borough to conduct an annual tax sale during the year 2026.

**Stockton Borough Council  
Resolution 2026-13  
Authorizing Returned Check Fee**

**WHEREAS**, State statute permits local authorities to set a fee for returned checks;  
and

**WHEREAS**, the maximum amount to be charged per State statute is \$20.00; and

**WHEREAS**, the Borough Council of the Borough of Stockton, hereby desires to set a fee for checks returned by financial institutions for insufficient funds or other reasons by which funds are not able to be collected,

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton that a returned check of \$20.00 be imposed for each check

presented to the Borough of Stockton that is returned for uncollected funds purposes;

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon adoption.

**Stockton Borough Council  
Resolution 2026-14  
Investment of Funds**

**WHEREAS**, it is desirable that idle funds of the Borough of Stockton be invested in legal investment vehicles at all times; and

**WHEREAS**, it is occasionally necessary to transfer funds for the purpose of meeting Current, Water or Sewer expenses or for the purpose of effecting investments;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton that it does hereby authorize the Chief Financial Officer of the Borough to request bids and to place orders for the investment of idle funds solely in legally authorized investment vehicles, such investments to the investing institution;

**BE IT FURTHER RESOLVED** that the Chief Financial Officer of the Borough is hereby authorized to transfer funds by wire solely for the aforementioned purposes and subject to all pertinent and applicable regulations.

**Stockton Borough Council  
Resolution 2026-15  
Awarding Non-Fair and Open Contract - Borough Attorney**

**WHEREAS**, the Borough of Stockton has a need to appoint a Borough Attorney as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this service is one year from January 1, 2026 through December 31, 2026; and

**WHEREAS**, Lisa Maddox, Esq and the firm of Mason, Griffin & Pierson, P.C. will provide legal services as sought by the Borough of Stockton at the annual compensation in the proposal which is on file in the Municipal Clerk's Office; and

**WHEREAS**, Lisa Maddox, Esq and the firm of Mason, Griffin & Pierson, P.C. has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Mason, Griffin & Pierson, P.C. from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that they do hereby provide advice and consent to the appointment of Lisa Maddox, Esq and the firm of Mason, Griffin & Pierson, P.C. to the position of Borough Attorney for a term of one year from January 1, 2026, through December 31, 2026.

**BE IT FURTHER RESOLVED** that the Borough Council authorizes the Mayor and Municipal Clerk to enter into a contract with the firm of Mason, Griffin & Pierson, P.C. as described herein to the satisfaction of the Borough Council; and

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Boroughs legal newspaper.

**Stockton Borough Council  
Resolution 2026-16  
Awarding Non-Fair and Open Contract – Bond Counsel**

**WHEREAS**, the Borough of Stockton has a need to appoint Bond Counsel as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this service is one year from January 1, 2026 through December 31, 2026; and



**WHEREAS**, Megan Bennett Clark, Esq. will provide legal services as sought by the Borough of Stockton at the annual compensation in the proposal which is on file in the Municipal Clerk's Office; and

**WHEREAS**, Gluck Walrath LLP has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Gluck Walrath LLP from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that they do hereby provide advice and consent to the appointment of Megan Bennett Clark, Esq to the position of Bond Counsel for a term of one year from January 1, 2026, through December 31, 2026.

**BE IT FURTHER RESOLVED** that the Borough Council authorizes the Mayor and Municipal Clerk to enter into a contract with Gluck Walrath LLP as described herein to the satisfaction of the Borough Council; and

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

**Stockton Borough Council  
Resolution 2026-17  
Awarding Non-Fair and Open Contract – Borough Engineer**

**WHEREAS**, the Borough of Stockton has a need to appoint a Borough Engineer as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this service is one year from January 1, 2026 through December 31, 2026; and

**WHEREAS**, Colliers Engineering and Design, Inc. will provide engineering services as sought by the Borough of Stockton at the annual compensation in the proposal which is on file in the Municipal Clerk's Office; and

**WHEREAS**, Colliers Engineering and Design, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Colliers Engineering and Design, Inc. from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that they do hereby provide advice and consent to the appointment of Colliers Engineering and Design, Inc. to the position of Borough Engineer for a term of one year from January 1, 2026, through December 31, 2026.

**BE IT FURTHER RESOLVED** that the Borough Council authorizes the Mayor and Municipal Clerk to enter into a contract with Colliers Engineering and Design, Inc. as described herein to the satisfaction of the Borough Council; and

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

**Stockton Borough Council**

**Resolution 2026-18**

**Awarding Non-Fair and Open Contract – Tax Map Maintenance Services**

**WHEREAS**, the Borough of Stockton has a need to contract Tax Map Maintenance Services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this service is one year from January 1, 2026 through December 31, 2026; and

**WHEREAS**, Colliers Engineering, Inc. will provide Tax Map Maintenance Services as sought by the Borough of Stockton at the annual compensation in the proposal which is on file in the Municipal Clerk's Office; and

**WHEREAS**, Colliers Engineering, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Colliers Engineering, Inc. from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the Mayor and Municipal Clerk are authorized to enter into a contract with Colliers Engineering, Inc. as described herein to the satisfaction of the Borough Council; and

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Borough's legal newspaper.

**Stockton Borough Council  
Resolution 2026-19  
Awarding Non-Fair and Open Contract – Borough Auditor**

**WHEREAS**, the Borough of Stockton has a need for Auditing Services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

**WHEREAS**, the term of this contract for this service is one year from January 1, 2026 through December 31, 2026; and

**WHEREAS**, Suplee, Clooney & Company will provide Auditing Services as sought by the Borough of Stockton at the annual compensation in the proposal which is on file in the Municipal Clerk's Office; and

**WHEREAS**, Suplee, Clooney & Company has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Stockton with the elected officials in the previous one year, and that the contract will prohibit the firm of Suplee, Clooney & Company from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer, Diane McDaniel, has certified the availability of funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey that the Mayor and Municipal Clerk are authorized to enter into a contract with Suplee, Clooney & Company as described herein to the satisfaction of the Borough Council; and

**BE IT FURTHER RESOLVED** that the contract, resolution, and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

**BE IT FURTHER RESOLVED** that a notice of this action shall be printed once in the Township's legal newspaper.

**Stockton Borough Council  
Resolution 2026-20  
Appointment of PACO**

**WHEREAS**, in accordance with N.J.S.A. 10:5-31 et seq. the Borough of Stockton is required to comply with public procurement and contracting regulations; and

**WHEREAS**, from time to time, the Division of Contract Compliance and EEO in Public Contracts, Department of the Treasury (the "Division") revises regulations for compliance its statutes and regulations; and

**WHEREAS**, in accordance with N.J.A.C. 17:27-3.2 and subsequent amendments, each public entity is now required to appoint a Public Agency Compliance Officer to serve as a point of contact between the public entity and the Division; and

**WHEREAS**, the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey is thus required to appoint a Public Agency Compliance Officer and to forward a resolution naming that appointee to the Division for its records.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Stockton hereby appoints

Laurie A. Courter

to serve as Public Agency Compliance Officer; and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be forwarded to the Division of Contract Compliance and EEO in Public Contracts, Department of the Treasury.

**Stockton Borough Council  
Resolution 2026-21  
Appointing Deputy Records Custodians**

**WHEREAS**, because the Open Public Records Act, NJSA 47:1A-1, et seq., has designated the Municipal

Clerk as the custodian of all municipal records, it has become necessary to appoint deputy records

custodians to assist in complying with responses to records requests; and

**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 Water and Sewer/Tax Collector is hereby appointed deputy records custodian for all water, sewer and tax records.
2. The Planning Board Secretary is hereby appointed deputy records custodian for the Zoning/Planning and land use records.
3. The Technical Assistant to the Construction Official is hereby appointed deputy records custodian for the Construction Department
4. The CFO is hereby appointed deputy records custodian for the Finance Department
5. The Zoning Officer is hereby appointed records custodian for the Zoning Department.
6. The Deputy Clerk is hereby appointed records custodian for the Municipal Clerks Office.
7. The designated deputy records custodians shall report to the Borough Clerk all requests for records and shall follow any instructions given by the Clerk regarding the handling of such records

**Stockton Borough Council  
Resolution 2026-22  
Authorizing the Acceptance of On-Line Credit Card, Online Debit Card,  
and E-Check Payments for the Collection of Taxes**

**WHEREAS**, under New Jersey State Statute 40A:5-43 and New Jersey Administrative Code 5:30-9.1 through 5:30-9.10, municipalities are authorized to accept credit card payments in accordance with the provisions of the Administrative Code; and

**WHEREAS**, subject to those provisions the Borough of Stockton, Hunterdon County seeks to offer to its resident's on-line payment for taxes in the form of credit/debit cards and e-checks; and

**WHEREAS**, the municipality does not charge for this service, any charges/fees are paid by the property owner to the provider; and

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, the Tax Office is hereby authorized to accept online credit/debit cards and e-checks as a form of payment for taxes.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Tax Collector and to the Chief Financial Officer.

**Stockton Borough Council  
Resolution 2026-23  
Temporary Budget Appropriations**

**WHEREAS**, N.J.S.A. 40A:4-19 provides that where any contract, commitment or payments are to be made prior to the final adoption of the 2026 budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided, and

**WHEREAS**, the date of this resolution is within the first 30 days of the fiscal year, and

**WHEREAS**, the total appropriations in the 2026 budget, exclusive of any appropriations made for interest and debt redemption charges, capital improvement and public assistance, is the sum of \$877,484-Current, \$491,758-Water/Sewer, and

**WHEREAS**, P.L. 2025, c.185, signed by Governor Murphy on December 23, 2025, increased this maximum percentage to 35% for temporary budgets adopted by counties and calendar year municipalities starting on January 1, 2026; and

**WHEREAS**, 35% of the total appropriations in the 2026 budget, exclusive of any appropriations made for interest and debt redemption charges, capital improvement and public assistance, is the sum of \$307,120 -Current, \$172,115-Water/Sewer.

**NOW THEREFORE BE IT RESOLVED**, by the Council of Stockton Borough, in the County of Hunterdon, State of New Jersey, that the following appropriations be made and a certified copy of this resolution be transmitted to the Chief financial officer for her records.

**Stockton Borough Council  
Resolution 2026-24  
A RESOLUTION SETTING FORTH THE 2026 DEBT SERVICE TEMPORARY BUDGET**

**WHEREAS**, N.J.S.A. 40A:4-19 provides authority for appropriating in a temporary resolution the permanent debt services requirement for the coming fiscal year providing such a resolution is not made earlier than the last ten days of the preceding fiscal year; and

**WHEREAS**, the date of this resolution is subsequent to that date; and

**WHEREAS**, Principal and interest will be due on various dates from January 1, 2026 to December 31, 2026, inclusive, on sundry bonds issued and outstanding;

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of Stockton Borough, in the County of Hunterdon, State of New Jersey, that the following appropriations be made to cover the period from January 1, 2026 to December 31, 2026 inclusive:

**DEBT SERVICE – CURRENT FUND**

Payment of Bonds	\$25,482
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**RESOLUTION 2026-25**

**AUTHORIZING APPOINTMENT OF ZONING OFFICER ON A TEMPORARY BASIS  
AND PROCUREMENT OF CONSULTING SERVICES ON AN AS-NEEDED, AS-  
DIRECTED BASIS**

**WHEREAS**, Robert Miller has resigned from his employment as the Borough’s Zoning Officer; and

**WHEREAS**, the Borough is in the process of seeking a replacement Zoning Officer to provide these necessary services to the Borough; and

**WHEREAS**, by letter dated December 17, 2025, Mr. Miller has offered to serve as Zoning Officer on a temporary basis and as an independent contractor on the Borough’s behalf until the Borough is able to appoint a permanent Zoning Officer, and thereafter, provide consulting services on an as-needed, as-directed basis; 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. For the reasons set forth in the “Whereas” clauses, the Borough hereby appoints Robert Miller to serve as Zoning Officer on a temporary basis, as an independent contractor, until

the Borough appoints a permanent Zoning Officer to fill the position, and thereafter, to provide consulting services on an as-needed, as-directed basis.

2. Mr. Miller shall be paid as follows:
  - a. Remote Consulting Services - \$50 per hour (one hour minimum for remote services).
  - b. In Person Services - \$75 per hour, plus an additional fee of \$20 for travel.

**Stockton Borough Council  
Resolution 2026-26**

**AUTHORIZING SUBMISSION OF APPLICATION FOR HUNTERDON COUNTY  
ECONOMIC DEVELOPMENT GRANT PROGRAM IN FURTHERANCE OF  
CODIFYING THE BOROUGH'S LAND USE ORDINANCES**

**WHEREAS**, the Borough Council seeks to procure the services of a qualified, third-party vendor for purposes of codifying the Borough's ordinances, and creating and maintaining on the Borough's behalf, a searchable, on-line database of the Borough's ordinances; and

**WHEREAS**, the Borough has solicited and received a proposal from General Code to complete the foregoing services, for the cost of \$14,630 to complete codification of the land use ordinances initially; and

**WHEREAS**, the Borough seeks to apply for a grant for 90% of this cost through the Hunterdon County Economic Development Grant Program; and

**WHEREAS**, if awarded, the Borough would be required to pay a 10% match, which amounts to \$1,460; and

**WHEREAS**, once the initial services are completed, there will be an annual maintenance fee of \$1,295, which would be an on-going obligation of the Borough; 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:

3. For the reasons set forth in the "Whereas" clauses, the Borough is authorized and directed to submit an application to Hunterdon County for funds to complete the codification of the Borough's land use ordinances through the Hunterdon County Economic Development Grant Program.
4. The Borough hereby commits the expenditure of up to \$1,460 for these initial services and \$1,295 for the first year of the annual maintenance fees.



5. The Mayor, Clerk and other municipal officials are hereby authorized and directed to complete and submit such application materials in pursuit of the foregoing funding through the Hunterdon County Economic Development Grant Program.

**Stockton Borough Council**

**Resolution #2026-27**

**AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT WITH THE  
TOWNSHIP OF DELAWARE FOR CHIEF FINANCIAL OFFICER SERVICES**

**WHEREAS**, Stockton Borough and Delaware Township are statutorily required to retain a Chief Financial Officer pursuant to N.J.S.A 40A:9-140.10; and

**WHEREAS**, the “Uniform Shared Services and Consolidation Act,” N.J.S.A. 40A:65-1 through 40A:65-35, 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 Parties have determined that entering into a shared services agreement for the position of Chief Financial Officer would prove to be efficient, economical, and beneficial to Delaware and Stockton; and

**WHEREAS**, at this time the Parties wish to execute a shared services agreement for these services for a term of five years, that is, from January 1, 2026 until December 31, 2030; and

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

**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 Shared Services Agreement between the Borough of Stockton and Township of Delaware for the provision of Chief Financial Officer services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. from January 1, 2026 until December 31, 2030 is hereby authorized.
2. The Mayor and Clerk are hereby authorized and directed to execute the Shared Services Agreement.
3. Any actions taken by the parties consistent with the terms of the Shared Services Agreement between January 1, 2026 and January 5, 2026 are hereby ratified.

**Stockton Borough Council**

**Resolution #2026-28**

**AUTHORIZING EXECUTION OF SHARED POLICE SERVICES AGREEMENT WITH  
THE TOWNSHIP OF DELAWARE**

**WHEREAS**, police services currently are provided in Stockton Borough by the New Jersey State Police ("the State Police"); and

**WHEREAS**, Stockton Borough has a positive relationship with the State Police and is satisfied with the law enforcement services they provide; and

**WHEREAS**, Stockton Borough has a need for increased enforcement of traffic laws within its borders; and

**WHEREAS**, it is unlikely that the State Police can provide an increased traffic enforcement presence on a regular basis because of their manpower constraints; and

**WHEREAS**, Delaware Township borders Stockton Borough on Stockton's northern, eastern and southern boundaries, and Delaware Township police officers regularly have to travel through portions of the Borough in the course of performing their duties for Delaware; and

**WHEREAS**, the Delaware Township Police Department has provided supplementary traffic enforcement services to Stockton using existing manpower and equipment and pursuant to a Shared Police Services Agreement under the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 through 40A:65-35, which 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 Delaware Township Police Department is willing to continue to provide supplementary traffic enforcement services to Stockton under the terms of a new Shared Police Services Agreement; and

**WHEREAS**, Stockton has verbally consulted with the State Police and has obtained verbal confirmation that the State Police accept supplementary traffic enforcement services for Stockton Borough; and

**WHEREAS**, the State Police have assured Stockton that an Agreement for supplementary traffic enforcement services does not affect or interfere with the State Police's role as primary law enforcement provider to Stockton Borough; and

**WHEREAS**, at this time the Parties wish to execute a new Shared Police Services Agreement to commence on January 1, 2026 and continue until December 31, 2030.

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

4. The Shared Police Services Agreement between the Borough of Stockton and Township of Delaware for the provision of supplementary traffic enforcement services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. from January 1, 2026 until December 31, 2030 is hereby authorized.
5. The Mayor and Clerk are hereby authorized and directed to execute the Shared Police Services Agreement.
6. Any actions taken by the parties consistent with the terms of the Shared Police Services Agreement between January 1, 2026 and January 5, 2026 are hereby ratified.

