



STOCKTON BOROUGH COUNCIL Regular Meeting Agenda

Monday April 20, 2026 – 7:00 pm
ZOOM

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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 to the Star Ledger 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

Moment of Silence: William Corboy Navy Veteran and former Committee Member and Mayor of West Amwell Township

3. ROLL CALL

Brander, Brown, Fisher, Gilinger, Mann, Meltzer, Lipsen

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

4. PROCLAMATION:

5. APPROVAL OF MINUTES

- 02-09-2026 Regular
- 03-16-2026 Regular

6. CORRESPONDENCE

-

7. OLD BUSINESS

- Parking
- Park Master Plan Update Proposal

8. NEW BUSINESS

- Discussion: Codification

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. 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.

11. ORDINANCES

1st Reading:

- 2026-09 COLA Ordinance

2nd Reading:

- 2026-05 Amending Zoning Violation Fines

12. RESOLUTIONS

- 2026-49 Award of Contract Sewer Line Cleaning and Scoping
- 2026-50 Contract with ECode for Land Use Codification
- 2026-51 Deputy Clerk and Deputy Registrar Appointment
- 2026-52 Contracting with LEW for lead inspection
- 2026-53 Salary Resolution
- 2026-54 Budget Introduction
- 2026-55 Shared Service Lambertville Street Sweeping
- Awarding property maintenance contract
- Possible: Hiring of new Planning Secretary

13. PAYMENT OF BILLS AND VOUCHERS

- 2026-xx Payment of Bills and Vouchers

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

14. MAYOR’S REPORT, BOROUGH COUNCIL COMMENTS, & COMMITTEE REPORTS

- Buildings Committee: Jacob Gilinger (Chair)
- Community Outreach Committee: Nina Brander (Chair)
- Grounds Committee: Kate Meltzer (Chair)
- Infrastructure Committee (Water & Sewer/Stormwater/Streets): William Brown (Chair)
- Personnel, Finance, & Operations Committee: Matthew Fisher (Chair)
- Public Safety Committee: (Police, Fire, OEM): Aaron Lipsen (Chair)
- Stockton School Committee: Michael Mann (Chair)
- Mayor’s Report and Council Comments:

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16. EXECUTIVE SESSION

- Resolution 2026-XX Entering into Executive Session under OPMA, under N.J.S.A. 10:4-12a(7)
- - Possible litigation
- - Matters falling within the attorney-client privilege in connection with cannabis moratorium/licensing,
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17. NEXT MEETING – May 18th (Zoom)

18. ADJOURNMENT

Borough of Stockton (1st Reading)
Ordinance No. 2026-09

**CALENDAR YEAR 2026 ORDINANCE TO EXCEED MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.4)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Stockton in the County of Hunterdon finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$8,604.14 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Stockton, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Stockton shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$20,076.33, and that the CY 2026 municipal budget for the Borough of Stockton be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Ordinance 2026-05 (2nd Reading)

AN ORDINANCE OF THE BOROUGH OF STOCKTON INCREASING FINES FOR VIOLATIONS OF THE ZONING ORDINANCE, AND AMENDING ARTICLE 16 OF “THE BOROUGH OF STOCKTON ZONING ORDINANCE OF 1975”

WHEREAS, Article 16 of “The Borough of Stockton Zoning Ordinance of 1975” (“Zoning Ordinance”) contains provisions governing enforcement, violations and penalties under said ordinance; and

WHEREAS, section 16.02 of the Zoning Ordinance currently provides for a maximum fine of \$500 for each violation of the Zoning Ordinance, which maximum fine has not been increased in some time; and

WHEREAS, Council seeks to increase the maximum fine for violations of the Zoning Ordinance so they are commensurate with other ordinance violations in the Borough and other municipalities.

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

Section 1. Section 16.02 of Zoning Ordinance – Violations. Section 16.02 of Article 16 of “The Borough of Stockton Zoning Ordinance of 1975” is hereby amended to read as follows (additions are underlined; deletions are [~~bracketed and struck~~):

Article 16.

ENFORCEMENT, VIOLATION AND PENALTIES

§16.03 Violations.

Any owner or agent, and any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply herewith or with any of the requirements thereof or who shall erect, structurally alter, enlarge, rebuild or move any building or buildings of any structure, or who shall put into use any lot or land in violation of any detailed statement or plan submitted hereunder, or who shall refuse reasonable opportunity to inspect any premises, shall be liable to a fine of not more than \$~~[500]~~1,250 or to imprisonment for not more than ninety (90) days, or to both such fines and imprisonment. Each and every day such violation continues after the expiration of an

abatement notice or after initial construction as the case may be, shall be deemed a separate and distinct violation.

Section 2. Severability. Each section, subsection, sentence, clause, and phrase of this ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this ordinance.

Section 3. Repealer. All ordinances or parts thereof inconsistent with this ordinance are hereby repealed.

Section 4. Referral. This ordinance shall be referred to the Planning Board before the public hearing pursuant to N.J.S.A. 40:55D-26 and -64.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its adoption and publication as required by law and the filing of a copy with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced:

Public Hearing/Adoption:

RESOLUTION 2026-49

Award of Contract for Inspection and Cleaning of
Various Sanitary Sewer Mains

WHEREAS, the Borough of Stockton (“Stockton”) sought quotes from qualified firms to CCTV inspect approximately 4,000 linear feet of sanitary sewer line along various roads within the Borough; and

WHEREAS, four firms responded to the Borough’s Request for Quotes (RFQ); and

WHEREAS, the following proposals were received:

<u>Contractors</u>	<u>Business Location</u>	<u>Fee</u>
National Water Main Cleaning Co.	Kearny, NJ	\$22,400.00
Oswald Enterprises, Inc.	Belford, NJ	\$24,987.00
Montana Construction	Lodi, NJ	\$28,600.00
Vortex Services LLC	Freehold, NJ	\$37,500.00

WHEREAS, the proposals received were reviewed by the Borough Engineer; and

WHEREAS, the Borough Engineer has advised that National Water Main Cleaning Co. (“NWM”) is an experienced CCTV contractor and has the ability to perform the required work enumerated in the RFQ; and

WHEREAS, the Borough Engineer is recommending that the Borough Council award a contract to NWM for the project.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, that a contract in the amount of \$22,400.00 be awarded to NWM for the project.

BE IT FURTHER RESOLVED, that this award is subject to the availability of funds for this project.

**Stockton Borough Council
Resolution 2026-50**

**Authorizing the Award of a Services Agreement to General Code for Land Development Ordinances
Codification Services, Not to Exceed Contract Amount of \$14,630.00**

WHEREAS, the Borough of Stockton desires to retain the services of a qualified company to codify the Borough's Land Development Ordinances, digitize the ordinances and maintain said ordinances on a digital platform; and

WHEREAS, General Code has provided a written proposal to the Borough for purposes of performing the sought-after services for the not to exceed contract amount of \$14,630.00; and

WHEREAS, the sought-after services will not exceed the applicable bid threshold and additionally, the Local Public Contracts Law, *N.J.S.A. 40A:11-5(1)(x)*, authorizes the Borough to award an agreement for services in connection with the revision and codification of the municipal ordinances without public bidding; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available to pay for said services in _____.

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 Mayor and Clerk are hereby authorized and directed to execute an agreement with General Code for codification of the Borough's Land Development Ordinances, digitization of the ordinances and maintenance of said ordinances on a digital platform, consistent with this Resolution and General Code's proposal.
2. The final agreement shall be subject to the approval of the Borough Attorney.
3. General Code shall be paid a fee not to exceed \$14,630.00. The term of the agreement shall commence upon execution of the agreement by the parties and shall continue for a term of two years, or whenever the services are completed, whichever occurs first. The term of the agreement may be renewed for up to two additional one-year terms.
4. A copy of this Resolution and the agreement shall be placed on file in the Office of the Borough Clerk.

RESOLUTION 2026-51

RESOLUTION APPOINTING KIMBERLY FRANKLIN AS DEPUTY MUNICIPAL CLERK AND DEPUTY REGISTRAR FOR THE BOROUGH OF STOCKTON HUNTERDON COUNTY, STATE OF NEW JERSEY

WHEREAS, N.J.S.A 40A:9-135 permits a municipality to have a Deputy Municipal Clerk; and

WHEREAS, there is a need to appoint a Deputy Clerk, Deputy Registrar of Vital Statistics and Office Manager due to a vacancy in the office of the Borough Clerk.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Stockton Governing Body on the recommendation of the Municipal Clerk to appoint Kimberly Franklin as Deputy Clerk and Deputy Registrar and subject to reappointment each year thereafter by the Municipal Clerk for a salary of \$14,560.00 and terms and conditions offered to the appointee .

RESOLUTION 2026-52

AWARDING CONCESSION AGREEMENT TO LEW ENVIRONMENTAL SERVICES, LLC TO PROVIDE CERTIFIED LEAD EVALUATION CONTRACTING SERVICES TO THE BOROUGH OF STOCKTON FOR TERM OF ONE YEAR

WHEREAS, by Ordinance #2026-03 adopted on March 26, 2026, Council enacted regulations for lead-based paint inspections for rental dwellings in Stockton Borough, and in accordance with N.J.S.A. 52:27D-437.16 *et seq.*; and

WHEREAS, Ordinance #2026-03 requires the Borough to designate and hire a lead evaluation contractor authorized by law to perform periodic lead-based paint inspections for lead-based paint hazards on rental units; and

WHEREAS, based on its research, the Borough found that the requisite services may be provided by certified lead evaluation contractors who will not charge the Borough for any fees or costs in connection with its inspection services but rather assess individual property owners for the cost of each inspection at standard rates; and

WHEREAS, the Borough has further determined that the aggregate value of the services to be paid by residents for a term of one year is not anticipated to exceed approximately \$14,000.00 (\$200.00 per inspection for up to 70 inspections); and

WHEREAS, there are no costs to the Borough as part of these services, except as may be necessary to provide general oversight and administration of the agreement with the selected contractor; and

WHEREAS, because the aggregate value of these services is not anticipated to exceed the applicable bid threshold, the Borough is authorized to solicit informal quotations and award the contract based on which quotation is most advantageous, price and other factors; and

WHEREAS, in accordance with the above, the Borough has solicited informal quotations from potential lead services contractors to render the sought-after services and based thereon, recommends that the firm of LEW Environmental Services, LLC be hired to provide the services at a cost of \$200.00 per inspection, to be paid directly by homeowners, based on price and the qualifications of this contractor; and

WHEREAS, the Borough Attorney's Office has opined that these services may be procured and awarded as a concession pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* and N.J.A.C. 5:34-9.4.

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

1. The above preamble is incorporated herein as if set forth at length.
2. A concession agreement is hereby awarded to LEW Environmental Services, LLC for a term of one year.
3. The Mayor and Clerk are hereby authorized and directed to execute an agreement with LEW Environmental, LLC in accordance with this resolution and proposed agreement on file with the Borough Clerk's office. The final agreement shall be subject to the approval of the Administrator and Borough Attorney.

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**RESOLUTION 2026-53
BOROUGH OF STOCKTON
SALARY RESOLUTION**

BE IT RESOLVED by the Borough Council of the Borough of Stockton that the below salaries, wages or compensation shall be paid to the officers and employees of the Borough of Stockton for the year 2026, effective January 1, 2026:

Mayor	2,366.94
Council Member	1,635.36
Borough Clerk	25,132.00
Deputy Borough Clerk (thru 3-30-26)	9,000.00
Office Manager (thru 3-30-26)	7,000.00
Deputy Clerk/Registrar/Office Manager (EFF 4-1-26)	14,560.00
Meeting Attendance	50.00/Hr
Agenda/Minutes Preparation	50.00/Hr
Tax Collector	11,852.74
Utility Collector	4,502.04
QPA	3,278.18
W/S Assistant Operator/Municipal Worker	29.00/Hr
Deputy Finance	9,500.00
Office Assistant	8,500.00
Construction Office Control Person	2,556.65
Land Use Secretary	5,463.12
Animal Control Officer	1,087.18
Water/Sewer Director	32.78/Hr
Water/Sewer Operator	13,112.72
Water/Sewer Supervisor	15,000.00
Public Works Assistant Advisor	55.00/Hr
Public Works Manager Advisor	15,000.00
Tier A	5,000.00
Meter replacement (per Meter)	100.00
Shared Service Agreement:	
Delaware Township	
Chief Financial Officer	31,000.00
Tax Assessor	8,487.20
Lambertville	
Zoning Officer	8,000.00

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**Borough of Stockton
Resolution #2026-54
Municipal Budget Introduction for 2026**

Be it Resolved, the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2026; and

Revenue and Appropriations Summaries

Summary of Revenues	Anticipated	
	2026	2025
1. Surplus	223,000.00	149,400.00
2. Total Miscellaneous Revenues	567,930.36	403,770.55
3. Receipts from Delinquent Taxes	1,705.91	17,660.00
4. a) Local Tax for Municipal Purposes	587,662.83	561,480.67
b) Addition to Local School District Tax		
c) Minimum Library Tax		
Tot Amt to be Raised by Taxes for Sup of Muni Budget	587,662.83	561,480.67
Total General Revenues	1,380,299.10	1,132,311.22

Summary of Appropriations	2026	2025
1. Operating Expenses: Salaries & Wages	174,490.76	143,524.75
Other Expenses	534,486.00	615,067.15
2. Deferred Charges & Other Appropriations	291,891.25	27,767.00
3. Capital Improvements	150,000.00	90,000.00
4. Debt Service (Include for School Purposes)	94,431.09	120,952.32
5. Reserve for Uncollected Taxes	135,000.00	135,000.00
Total General Appropriations	1,380,299.10	1,132,311.22

Water & Sewer		Utility Budget	
Summary of Revenues	Anticipated		
	2026	2025	
1. Surplus	120,000.00	120,000.00	
2. Miscellaneous Revenues	436,000.00	435,382.00	
3. Deficit (General Budget)			
Total Revenues	556,000.00	555,382.00	
Summary of Appropriations		2026	2025
1. Operating Expenses: Salaries & Wages		90,000.00	70,000.00
Other Expenses		350,000.00	368,205.00
2. Capital Improvements		107,400.00	75,000.00
3. Debt Service		1,698.00	16,677.00
4. Deferred Charges & Other Appropriations			20,000.00
5. Surplus (General Budget)		6,902.00	5,500.00

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Total Appropriations	556,000.00	555,382.00
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Balance of Outstanding Debt						
		General		Water & Sewer		
Interest		24,737.54		75.91		
Principal		505,574.65		1,598.00		
Outstanding Balance		530,312.19		1,673.91		

Be it Further Resolved, that said Budget will be published on the Borough Website www.Stocktonboronj.us on April 21, 2026.

The Governing Body of the Township of Delaware does hereby approve the following as the Budget for the year 2026:

RECORDED ROLL CALL VOTE: Brown: _____ Gilinger: _____ Brender: _____ Mann: _____ Melzer: _____ Fisher: _____

Notice is hereby given that the Budget and Tax Resolution was approved by the Council Persons of the Borough of Stockton, County of Hunterdon, on April 20, 2026.

A hearing on the Budget and Tax Resolution will be held via zoom on May 18, 2026 at 7:00 pm at which time and place objections to said Budget and Tax Resolution for the year 2026 may be presented by taxpayers or other interested persons.

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

Resolution 2026-55
AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT WITH THE CITY OF LAMBERTVILLE FOR THE PROVISION OF STREET SWEEPING 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 is in need of the services of licensed personnel in order to perform street sweeping services pursuant to the MS4 Tier A Municipal Stormwater General Permit requirements within its jurisdiction, and the City of Lambertville has offered to provide these services to the Borough; and

WHEREAS, at this time the parties wish to execute a Shared Services Agreement to furnish these services to Stockton, for an initial one-year term and not to exceed annual amount of \$1,200; 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 Mayor and Clerk are hereby authorized and directed to execute a Shared Services Agreement with the City of Lambertville for the provision of street sweeping services to Stockton pursuant to N.J.S.A. 40A:65-1 et seq. for an initial term of one year and not to exceed annual contract amount of \$1,200.
2. The Borough Attorney is authorized to make non-substantive changes to the Shared Services Agreement prior to its execution.

Stockton Borough Council
Resolution 2026-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 \$