



**STOCKTON BOROUGH PLANNING BOARD  
MEETING MINUTES**

Date: April 7, 2026 7:00 P.M.  
Held through Zoom

---

The Stockton Borough Planning Board Regular Meeting was held via Zoom and called to order on, Tuesday, April 7, 2026 at 7:00PM by Chairman Bonanni who read the following statement: Adequate notice of this meeting has been provided by a notice mailed to the Hunterdon County Democrat and The Trenton Times posted on the Borough Website, on the window of Borough Hall, and filed with the Borough Clerk as required by law. Chairman Bonanni also read the general policy statement, and the electronic meeting commenting policy.

**ROLL CALL AND ATTENDANCE**

Borough Attorney Tara St. Angelo conducted a roll call.

**Present:** John Bonanni, Constance Bassett, James Gallagher, Aaron Lipsen, Bob Wallace, Kimberly Damone, and Robert Goldenberg.

**Absent:** Harrison, Meltzer, Miller, Onuscanich

**Also Present:** Attorney Tara St. Angelo, Planner Joanna Slagle, Kim Franklin

**APPOINTMENT OF SCRIBE**

Mr. Bonanni stated that he would like to appoint Kim Franklin as scribe for tonight's meeting.

A motion was made by Ms. Bassett and seconded by Mr. Gallagher.  
All in favor.

**PLEDGE OF ALLEGIANCE**

Chairman Bonanni led those in attendance in the pledge to the nation's flag.

**APPROVAL OF MINUTES**

Approval of the meeting minutes for January 6, 2026, and February 3, 2026, was deferred. Members were advised that draft copies would be distributed prior to the next meeting for review.

**INVOICES FOR PAYMENT**

In lieu of approving previous minutes, a recommendation was made to approve invoices from Banish Associates, Inc. and Gebhardt & Kiefer. Colliers invoices remain pending for review.

A motion to recommend payment was made by Ms. Bassett and seconded by Mr. Gallagher.  
All in favor.

**APPLICATION PB20-01 – STOCKTON STATION, LLC**

Bulk Variance – Block 11, Lot 46, Zone R-1-10

Address: 9 Mill Street \*\*\*meeting agenda listed location as 9 Risler Street

Attorney Tara St. Angelo clarified that the purpose of the hearing was to determine completeness of the application. She noted that any property owners within 200 feet may defer, and that Mayor Lipsen and any Council members would not vote on the application. Board member Goldenberg noted that he lives within 200 feet.

Chairman Bonanni requested that future documentation be submitted clearly to avoid blurriness when enlarged.

A motion was made by Mr. Gallagher and seconded by Ms. Bassett to deem the application complete.

Role call: Bonanni, Bassett, Gallagher, Wallace, Damone

Ayes: 5

Nays: 0

Abstain: Mr. Goldenberg, Mr. Onuscanich, Mayor Lipsen

Motion passes.

**OLD BUSINESS**

Chairman Bonanni confirmed there was no old business to discuss and closed this portion of the meeting.

**OPEN PUBLIC COMMENT - PRIVILEGE OF THE FLOOR**

The meeting was opened to public comment by Chairman Bonanni. No public comment was received and Mr. Bonanni closed this portion of the meeting.

**NEW BUSINESS**

**Consistency Review of Ordinance 2026-05**

Chairman Bonanni Mayor Lipsen explained that the ordinance increases fines to align with current standards and the Master Plan, allowing the judge discretion to impose fines up to \$1,500.

A motion was made by Ms. Bassett and seconded by Mr. Wallace to determine that the ordinance is not inconsistent with the Master Plan.

Role call: Bonanni, Wallace, Goldenberg, Onuscanich, Damone, Bassett, Gallagher

Ayes: 7

Nays: 0

Abstain: Mayor Lipsen

Motion passes.

**RESIGNATION - PLANNING BOARD SECRETARY**

The Board accepted the resignation of Planning Board Secretary Monica Orlando. Mr. Bonanni thanked Ms. Orlando for all her hard work and service to both the board and the community..

**ADDITIONAL COMMENTS**

Board member Bob Wallace brought forth a previous discussion regarding restrictions to homeowners keeping fowl on their property, noting noise has been a nuisance to nearby residents. The Board Attorney Tara St. Angelo advised that the Planning Board may make a recommendation to the Borough Council to adopt or amend the current noise ordinance if warranted. The Attorney and Planner can provide more information and ordinances prior to the next meeting.

**ADJOURNMENT**

A motion to adjourn was made by Ms. Bassett and seconded by Mr. Wallace. All in favor. The meeting was adjourned at 7:38pm.

*Kimberly A. Franklin*

---

Kimberly A. Franklin, Deputy Clerk