



STOCKTON BOROUGH PLANNING BOARD MEETING MINUTES

Date: February 3, 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, February 3, 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

Secretary Orlando conducted a roll call.

Present: Constance Bassett, John Bonanni, Kimberly Damone, James Gallagher, Robert Goldenberg, Jeffrey Harrison, Aaron Lipsen, David Onuscanich

Absent: Kate Meltzer, Robert Miller, Bob Wallace

Also Present: Attorney Tara St. Angelo, Planner Joanne Slagle, Monica Orlando

PLEDGE OF ALLEGIANCE

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

PUBLIC HEARING

Public Hearing and Adoption of the Housing Element and Fair Share Plan

Planning Board Planner Joanne Slagle explained that this is an addendum to this ordinance explaining the borough's lack of land and infrastructure to provide affordable housing at this time. The hearing was opened to the board by Chairman Bonanni for questions. Mayor Lipsen noted his gratitude for the professionals for solidifying the supporting information.

PUBLIC COMMENT FOR HEARING

Chairman Bonanni opened the floor to public comment. Hearing no members of the public speak up, Chairman Bonanni closed the floor to public comment.

A motion was made to adopt this addendum and authorize attorney St. Angelo to draft a resolution to be filed with the court by Ms. Bassett and seconded by Mr. Gallagher.

Chairman Bonanni advised that Secretary Orlando lost power so Attorney St. Angelo will conduct the role calls for the remainder of the meeting.

Role call: Bassett, Bonanni, Damone, Gallagher, Goldenberg, Harrison, Lipsen, Onuscanich

Ayes: 8

Nays: 0

Motion passes.

NEW BUSINESS

Master Plan Consistency Review of Ordinance 2026-01 entitled AN ORDINANCE OF THE BOROUGH OF STOCKTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS AND REGULATING DEVELOPMENT FEES

and

Master Plan Consistency Review of Ordinance 2026-02 entitled AN ORDINANCE OF THE BOROUGH OF STOCKTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS AND ENSURING THE BOROUGH'S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS, AND TO BE KNOWN AS THE "STOCKTON BOROUGH FOURTH ROUND AFFORDABLE HOUSING ORDINANCE"

Chairman Bonanni opened the floor to the board for questions. Hearing no questions from the board, Chairman Bonanni closed the floor to questions.

A motion was made to deem this not to be inconsistent with the Master Plan by Ms. Bassett and seconded by Mr. Gallagher.

Roll Call: Bassett, Bonanni, Damone, Gallagher, Goldenberg, Harrison, Lipsen, Onuscanich

Ayes: 8

Nays: 0

Motion Passes.

OPEN PUBLIC COMMENT – PRIVILEGE OF THE FLOOR

The meeting was opened to public comment by Chairman Bonanni.

A member of the public Mr. Oldenwald raised a question to the Planning Board to see if they were aware of an offer made to the Borough Council to purchase a property deemed suitable for a town hall and community center which was further discussed in Executive Session. Attorney St. Angelo advised that the Planning Board has no authority over these decisions.

A motion was made to close public comment by Ms. Bassett and seconded by Dr. Harrison All were in favor.

ADJOURNMENT

Chairman Bonnani asked the members of the board if there were any further comments. Hearing no comments, a motion was made to adjourn the meeting by Ms. Basset and seconded by Dr. Harrison.

The meeting adjourned at 7:22PM.

Kimberly A. Franklin

Kimberly A. Franklin, Deputy Clerk