



STOCKTON BOROUGH COUNCIL Regular Meeting Agenda-Amended

Monday July 13 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: Rita Piratzky**

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

3. ROLL CALL

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

4. NEW BUSINESS

- Discussion: Prallsville Mill/Stockton Borough Polling Location
- Discussion: 13 Bridge Street - Request for Use of Municipal Sidewalk

5. APPROVAL OF MINUTES

6. CORRESPONDENCE

- Email from M. Odenwald: Frenchtown Awarded \$200,000 State Grant for Municipal Building Improvements

7. OLD BUSINESS

- Storm/Stormwater Update
- Worman Road
- Rt. 29 Construction
- Website

8. OFFICE OF EMERGENCY MANAGEMENT REPORT

9. 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.

10. ORDINANCES 1st Reading

11. ORDINANCES

2nd Reading:

- **2026-10 Lead Paint Rental Inspections**
- **2026-11 Bridge-Rail Road Improvement**

12. RESOLUTIONS

- 2026-76 NJ DOT Grant Bridge Street and Railroad Avenue
- 2026-77 Audit
- 2026-78 Water Resolution NJDOT (Attorney Maddox to provide)
- 2026-79 Water Resolution Stockton Water System(Attorney Maddox to provide)

13. PAYMENT OF BILLS AND VOUCHERS

- 2026-xx Payment of Bills and Vouchers

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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, RE:

17. NEXT MEETING – August 17th (Zoom)

18. ADJOURNMENT

ORDINANCE 2026-10

AN ORDINANCE OF THE BOROUGH OF STOCKTON AMENDING ORDINANCE 2026-03, “AN ORDINANCE OF THE BOROUGH OF STOCKTON ESTABLISHING LEAD-BASED PAINT HAZARD INSPECTION REQUIREMENTS FOR RENTAL DWELLING UNITS”

WHEREAS, by Ordinance 2026-03, the Borough of Stockton adopted regulations, procedures and standards for the completion of inspections for lead-based paint in rental dwelling units, in order to conform to and ensure compliance with applicable provisions of State law; and

WHEREAS, at this time the Borough seeks to amend Ordinance 2026-03 to enable the Borough to assess an additional administrative fee to cover the Borough’s costs of hiring and utilizing a lead evaluation contractor and to extend the commencement date for initial compliance of the Ordinance.

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

Section 1. §§4 and 5 of Section 1 of Ordinance 2026-03, “An Ordinance of the Borough of Stockton Establishing Lead-Based Paint hazard Inspection Requirements for Rental Dwelling Units,” are hereby amended as follows (additions are underlined and deletions [bracketed]):

LEAD-BASED PAINT INSPECTION REQUIREMENTS FOR RENTAL DWELLING UNITS

- §4. Dwelling owner responsible for obtaining inspection and payment of fees; applicable fees.**
- a. The owner of every rental dwelling unit offered for rental, unless otherwise exempt hereunder, shall be required to obtain an inspection of the unit for lead-based paint hazards as required by this ordinance.
 - b. To obtain the required inspection, the owner shall arrange for same with the Borough’s lead evaluation contractor or directly hire its own lead evaluation inspector.
 - c. The owner shall be responsible for scheduling the inspection and paying all applicable and required fees directly to the contractor. The lead evaluation contractor completing the inspection shall ensure that the proper type of inspection or assessment (i.e., visual assessment or dust wipe sampling, or both) is performed in accordance with N.J.A.C. 5:28A-2.3.

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- d. The fee for the cost of the periodic lead-based paint inspection completed by the Borough's lead evaluation contractor shall be as determined by the Borough and lead evaluation contractor annually, and shall be based on the actual cost charged for the inspection. The owner shall pay the Borough's lead evaluation contractor directly for each inspection.
- e. In addition to the foregoing, the Borough shall also charge the owner a fee of \$20.00 per unit inspected by each lead evaluation contractor, unless the owner demonstrates that it has already paid this inspection fee pursuant to the provisions of section 10 at P.L. 2003, c. 311 (N.J.S.A. 52:27D-437.10).
 - 1. When due, the fee paid under this subsection e. shall be paid by the owner to the Borough's lead inspection contractor.
 - 2. The Borough's lead inspection contractor shall submit the fees collected under this subsection e. to the State for deposit into the Lead Hazard Control Assistance Fund established under section 4 at P.L. 2003, c. 311 (N.J.S.A. 52:27D-437.4).
- f. In addition to the cost of inspection and Lead Hazard Control Assistant Fund fee, the Borough shall assess an additional administrative fee of \$20.00 per unit inspected to cover the cost to the Borough of hiring the lead evaluation contractor and services provided by said inspector for administrating the lead evaluation contract. The fee shall be used to cover the cost of providing requisite notice to owners of their obligations under this Ordinance and the cost of submitting required lead inspection information to the Department of Community Affairs.

§5. Timing for required inspection.

- a. The initial inspection for rental dwelling units subject to this ordinance shall take place upon tenant turnover or within three years of the effective date of P.L. 2021, c. 182, whichever is earlier. If, upon the effective date of this ordinance, an owner has not completed the required initial inspection, then the owner shall not be in violation of this provision as long as the owner completes the initial inspection for rental dwelling units subject to this ordinance within one-hundred eighty [ninety] days of the effective date of this ordinance.
- b. After initial inspection, all such dwelling units shall be inspected for lead-based paint hazards each time there is tenant turnover, or at least once every three years, whichever occurs earlier. However, if the dwelling unit owner has obtained a valid lead-safe certification for the dwelling unit, then inspection of that dwelling unit shall not be required at each tenant turnover during the three-year period the certification is valid.
- c. Each subsequent periodic lead-based paint inspection shall be counted from the most recent inspection which resulted in a valid lead-safe certification.

2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are

repealed.

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3. Severability. If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

4. Effective Date. This ordinance shall take effect upon its adoption and publication as provided by law.

ORDINANCE 2026-11

AN ORDINANCE OF THE BOROUGH OF STOCKTON IN HUNTERDON COUNTY, NEW JERSEY, AUTHORIZING AS A GENERAL IMPROVEMENT IMPROVEMENTS TO BRIDGE STREET AND RAILROAD AVENUE IN THE AMOUNT OF \$282,400.00 THEREFOR FROM THE GENERAL CAPITAL IMPROVEMENT FUND IN THE AMOUNT OF \$139,796.00 AND A FY2025 NJDOT LOCAL AID GRANT IN THE AMOUNT OF \$142,604.00 FOR THE FINANCING THEREOF

BE IT ORDAINED by the Borough Council of the Borough of Stockton in the County of Hunterdon as follows:

SECTION ONE:

The Borough of Stockton, in the County of Hunterdon, State of New Jersey, (the “Borough”) is hereby authorized to make road improvements to Bridge Street and Railroad Avenue (the “Work”), which Work shall include professional engineering services.

SECTION TWO:

The following sums are hereby appropriated for the payment of the cost of the Work authorized and described in Section One hereof:

- \$139,796.00 from the General Capital Improvement Fund of the Borough and
- \$142,604.00 from a FY2025 NJDOT Local Aid Grant.

SECTION THREE:

Said Work described in Section One includes improvements that are lawful capital improvements of the Borough having a period of usefulness of at least five (5) years. Said Work shall be made as general improvements and no part of the cost thereof shall be assessed against the property specially benefited.

SECTION FOUR:

The following matters are hereby determined, declared, recited and stated: The said purposes described in Section One of this ordinance are not a current expense and are the property of and the improvement of the Borough of Stockton, County of Hunterdon, State of New Jersey.

SECTION FIVE:

This ordinance shall take effect upon its final passage and publication according to law.

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RESOLUTION 2026-76

**RESOLUTION FOR APPROVAL TO SUBMIT GRANT APPLICATION AND EXECUTE A GRANT CONTRACT
WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE MA-2027 BRIDGE STREET AND
RAILROAD AVENUE IM-00352 PROJECT**

NOW THEREFORE BE IT RESOLVED, that the Council of the Borough of Stockton formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2027 BRIDGE STREET AND RAILROAD AVENUE IM-00352** to the New Jersey Department of Transportation on behalf of the Borough of Stockton.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Stockton and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION 2026-77
GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year (2024) has been filed by a Registered Municipal Accountant with the *Municipal Clerk* pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations, and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the *Governing Body* of the *Borough of Stockton*, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance

**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 \$201,581.64.

RESOLUTION -EXECUTIVE SESSION(If Needed)

AUTHORIZING THE MAYOR AND COUNCIL OF THE BOROUGH OF STOCKTON TO ENTER INTO EXECUTIVE (CLOSED) SESSION UNDER THE OPEN PUBLIC MEETINGS ACT (N.J.S.A. 10:4-13)

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

1. The Mayor and Council will now convene into an executive (closed) session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b. of the Open Public Meetings Act.
2. The general nature of the subject or subjects to be discussed in said session are as follows:
3. The matters discussed will be made public when the need for confidentiality no longer exists