

**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
November 23, 2015**

MEMBERS PRESENT: Mr. Lippencott, Mr. Stachura, Mr. Sami, Mrs. Draghi, Mr. Wykoff, Mr. Powell
MEMBERS ABSENT: Mr. Hammond

A REGULAR MEETING OF THE Stillwater Township Zoning Board of Adjustment was held on Monday, November 23, 2015, at 7:30 p.m. at the Municipal Building in Middletown, New Jersey. The meeting was called to order by Chairperson Powell in accordance with the Open Public Meetings Act. The flag was saluted and roll call taken.

MINUTES

Mr. Sami made a **motion** to approve the minutes of August 24, 2015, seconded by Mrs. Draghi.

Roll Call Vote: Mr. Lippencott, yes, Mr. Stachura, yes, Mr. Sami, yes, Mrs. Draghi, yes, Mr. Wykoff, yes, Mr. Powell, yes

OTHER BUSINESS:

Budget Review - 2016

Following review of the 2015 budget worksheet, Mr. Powell made a **motion** to recommend the following budget for 2016, seconded by Mr. Lippencott:

Advertising:	\$ 500.00
Forms & Books:	\$ 125.00
Office Supplies:	\$ 75.00
Equipment:	\$ 75.00
Membership Dues:	\$ 220.00
School/Training:	\$ 500.00
Legal Fees:	\$4,000.00
Litigation:	\$2,000.00
Engineering:	<u>\$ 750.00</u>
Total:	\$8,245.00

The Board noted the secretary would receive a percentage increase determined by the Township Committee and the budget will otherwise remain the same as 2015.

Roll Call Vote: Mr. Lippencott, yes, Mr. Stachura, yes, Mr. Sami, yes, Mrs. Draghi, yes, Mr. Wykoff, yes, Mr. Powell, yes

BILLS

Mr. Stachura made a **motion** to pay the following bills, seconded by Mr. Sami:

Dolan & Dolani:	Escrow – Durkos	\$268.33
New Jersey Herald:	Meeting Cancellation Notice	\$ 7.20
	Resolution – Rivara	\$ 12.60

Roll Call Vote: Mr. Lippencott, yes, Mr. Stachura, yes, Mr. Sami, yes, Mrs. Draghi, yes, Mr. Wykoff, yes, Mr. Powell, yes

Correspondence:

CFO Budget Memo through 9/17/15

NJPO Planner – July/August 2015

Sussex County Hazard Mitigation Actions – Lynda Knott, Municipal Clerk, dated 9/20/15

At this point, this portion of the meeting was opened to the public at 7:37 p.m.

There being no members of the public wishing to speak, this portion of the meeting was closed at 7:37 p.m.

Old Business:

Mr. Stachura asked for an update on the Martin application. Mrs. Wunder reported that the work has been completed and Mr. Rodman has provided his final report. She will forward a copy to Mr. Stachura.

New Business:


Mrs. Draghi reported the Township Committee is currently considering a Land Use Board and this has been an agenda item for the last several meetings. She expressed concern with the Zoning Board not being informed or allowed to provide their input. The Board held a brief discussion and felt Zoning Board members should be part of any merging as they bring the zoning aspect to the board. Mrs. Draghi stated the Planning Board would take over the responsibilities of the Zoning Board and she felt the Zoning Board has qualified professionals who should be utilized. The item was tabled by the Township Committee until January when a joint meeting will be scheduled with the Zoning and Planning boards to obtain their point of view. The Board overall was not in favor of a Land Use Board and expressed concern with not being informed to this point. Mr. Powell suggested the Township Committee contact municipalities where a Land Use Board has not been successful and find out the reasons why not.

Committee Liaison Report: Committeeman Charles Gross

Mr. Gross stated he is very pleased with the Zoning Board and their decision making.

There being no further business, Mrs. Draghi made a motion to adjourn the meeting at 7:39 p.m., seconded by Mr. Sami. In a voice vote, all were in favor.

Respectfully submitted,


Kathy Wunder, Board Secretary


Eric Powell, Chairman