**STILLWATER TOWNSHIP COMMITTEE**

**MEETING MINUTES**

**Tuesday September 20, 2022**

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor Scott at 7:00 p.m. noting the meeting date, time and place were sent the New Jersey Herald and posted at the Town Hall, on the Township’s website and advised those present that this meeting was being held in compliance with provisions of Open Public Meetings Act, Chapter 231 P.L. 1975 P.L. 1975, Chapter 231, Sections 4 & 13.

Roll Call: PRESENT: Mr. Barta, Mrs. Rumsey, Ms. Chammings and Mayor Scott.

ABSENT: Mr. Fisher

**EXECUTIVE SESSION**: held in Town Hall

After the reading of the following Resolution to enter into Executive Session, a **motion** was made by Mrs. Rumsey, seconded by Mr. Barta and carried by roll call vote to adopt the resolution permitting the Committee to go into Executive Session at 6:08 p.m.

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Stillwater, in the County of Sussex and State of New Jersey as follows:

1. The public shall be excluded from that portion of this meeting.

2. The general nature of the subject matter to be discussed is as follows: Personnel and Attorney-client

3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved.

By a **motion** was made by Ms. Rumsey, seconded by Mr. Barta to conclude Executive Session at 6:55 p.m., and resume public session unanimously carried by voice vote.

The flag was saluted.

**MINUTES:** September 6, 2022 Regular Meeting

A motion was made by Ms. Chammings to adopt the **minutes as presented**, seconded by Mrs. Rumsey. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes Mayor Scott, yes.

**REPORTS:** Tax Collector Report of Receipts – August 2022

Zoning Report – July and August 2022

Dog Licensing Report – August 2022

Board of Health Report – August 2022

Registrar Certified Copies Report – August 2022

Registrar License Report – August 2022

Building Department Report – August 2022

Vacant/Abandon Property Report – August 2022

DPW Report – August 2022

A motion was made by Ms. Chammings to **accept the Reports as presented,** seconded by Mrs. Rumsey. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**BILLS LIST #14: $441,688.23**

**RESOLUTION 2022-149** Authorizing Payment of Bills

**WHEREAS,** the Chief Finance Officer has certified that funds are available in the proper

account; and

**WHEREAS,** the Chief Finance Officer has approved payment upon certification from

the Township Department Heads that the goods and/or services have been rendered to the

Township;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Stillwater that the current bill lists, dated September 20, 2022 and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

A motion was made by Mr. Barta to **adopt** **Resolution 2022-149,** seconded by Ms. Chammings. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**AMENDMENTS TO AGENDA:**

**Resolution 2022-152** – Appointing Sean Utter as Part-Time Recycling Center

**Resolution 2022-153** – Appointing Jake Kramer as Part-Time Recycling Center

Mrs. Rumsey added to Discussion check cashing.

**OPEN PUBLIC SESSION:**

Mr. Joseph Doherty, 943 Old Schoolhouse Road, read a letter to the township committee about the shooting and noise disturbance that continues to take place from his neighbor. The letter reads as follows:

“Once again I appear before this committee to voice my concern and frustration over a neighbor who continues to disturb and disrupt the peace and tranquility of a section of Old Schoolhouse Road and Mt Holly Road. On Sunday, September 11, I telephoned the New Jersey State Police Sussex Barracks to report that the incessant discharge of firearms and explosions were rocking the area once again. I was able to identify the individual responsible as James Current of 959 Mt Holly Road and gave this information to the troopers who responded to investigate my complaint. After the spoke with the individual, I was essentially told that he was within his rights to engage in target practice and there was no indication of explosives being used. Also, I was told he was wrapping up the shooting and going inside to have his dinner. The experience with the state police was disappointing, as was a subsequent visit to the barracks, where I was greeted by a dark figure behind tinted glass who was indifferent to my problem. I expected a more positive response to both encounters. My recently retired nephew, a major with the state police, would no doubt have expected a more positive result as well. I make a legitimate complaint and I’m told the offending party is going to what he’s doing and go have dinner?! Amazing! By the way, he lied – he wrapped it up 2 hours later – an obvious ‘in your face’ spite tactic. I expect more this type of conduct from this person, who on another occasion told a resident who complained to him, that he will do what he wants and the neighbor(s) be damned! I realize I have the option to pursue this matter in municipal court, but I want this committee and members of the public to know how aggravating, frustrating and outrageous it is to have to deal with an individual whose inconsiderate and disruptive behavior trumps the rights of his neighbors to reasonable peace and quiet. It’s like living in a war zone! It is wrong and should not be tolerated! I am confident that all right-minded citizens would agree with me. I believe the wording contained in the current noise ordinance adopted by Stillwater Township covers my complaint (chapter 272 – says it shall be unlawful for a person to make, continue or cause to be made or continued any loud, unnecessary or unusual noise or any noise which does or is likely to annoy, disturb injure or endanger the comfort, repose, health, peace or safety of others). I request that this committee and or the appropriate township department get involved in this matter by contacting Mr. Current and instruct him to curtail his shooting activity and eliminate all explosive exploits. Five hours of shooting is excessive and the exploding activity is illegal. He is abusing a right and in so doing is abusing the rights of others who are entitled to equal consideration under the law. I neither condemn nor condone a ‘gun culture mentality,’ I merely tolerate it. An equal balance must be maintained within a ‘gun culture mentality’ setting if there is to be peace and harmony in the community. Let there be peace, respect and harmony in the valley. Thank you for your time, attention and anticipated assistance in this matter.”

Ms. Maureen Tsadilas, 960 Millbrook Road, stated that there are trees hanging over her property that are dead and are going to cause damage to her house and vehicle. She presented the township committee with a letter and a map showing where the trees are located. Mrs. Tsadilas lives on a paper road she wanted to know whose responsibility it was to take care of the trees before they fall and cause damage. Mayor Scott asked the clerk to reach out to the power company and have them come take a look at the trees and hopefully get them taken care of prior to them falling and causing unwanted damage.

Mrs. Arlene Fisher, 1059 Mt Benevolence Road, asked about what the status of the vehicle prohibition for tractor trailers on Mt Benevolence Road. She wanted to know when the signs were going to be posted since the ordinance has been adopted. The weight limit adopted is not the weight limit most beneficial so there will be an ordinance amending the weight limit on the October 4, 2022 agenda. Mrs. Rumsey said until the signs can be installed with the new limit the clerk cannot alert the proper authorities of the changes and the law enforcement can then enforce the weight limit. The Township Committee discussed and decided the weight limit will be set at 10 tons. The clerk will prepare the amended ordinance for introduction at the next meeting.

Mrs. Dawn Delaney, Chair of the Recreation Commission, 915 E Walnut Dr., said responding to a question from Mr. Barta that Resolution 2022-140 regarding a social medial policy was indeed distributed to the members of the Recreation Commission but no sheet to have the members acknowledge the receipt of the new policy was received with the policy. Mrs. Delaney said she believes the new policy is in violation of her first Amendment rights and will not sign the acknowledgment sheet.

Mrs. Anita Klein, 902 Maple Ave asked what is the purpose of the new social policy, Howard Vex, the Township’s Attorney stated this policy is only trying to protect the township from possible law suits in the future. Mr. Barta said the new policy is a tool that will guide employees and volunteers to post according to the best practices for government. Mr. Barta feels all new posts should be on the official township page before private pages so residents look to the official page for information. Mrs. Rumsey asked if all information go through the clerk even if after hours? Mr. Barta said yes. Mrs. Klein feels information can be posted by anyone The clerk asked why everyone wants to boycott the official Stillwater Township site? Mrs. Rumsey requested the policy be revisited at the next meeting.

Mrs. Anita Klein also asked about short-term rentals ordinance on the agenda and why it only discusses seven days/six nights? Mr. Vex said the ordinance is on for discussion and he thought the Township Committee wanted to limit the bachelor parties and or short rentals and the discussion on the agenda has not happened yet.

Mrs. Arlene Fisher, 1059 Mt. Benevolence Road, said the unofficial Stillwater Township Facebook page is run as a political Pac attacking anyone running against their chosen candidates. Mrs. Fisher discussed an incident during a storm where their daughter’s home had a tree crash through the roof and instead of asking if their daughter is okay Mrs. Rumsey posted that Tim Fisher went through the FD barricade and another post from June 1st at 11:30 p.m. from Mrs. Rumsey was about how Tim Fisher never had a report to give at a meeting because he did anything without also noting he was never given anything of substance to do to report on and he misses too many meetings when he broke his back and Mrs. Rumsey did not even know Tim Fisher. Mrs. Fisher said this Facebook page is anything but a community page.

Mrs. Alicia Gardner, 921 Millbrook Road, suggested that someone on the committee along with the clerk have access to the official town Facebook page so in an emergency there is someone who can post township business or notifications.

Mrs. Heidi Mountford, Mt. Benevolence Road, suggested changing the name of the conflicting Stillwater Facebook page to the unofficial Stillwater page and eliminate issues.

Mayor Scott, thanked everyone and especially Lisa Chammings, Dawn Delaney and Maureen Tsadilas who helped out at Sussex County Day. Mayor Scott said that Stillwater was very well represented and was very happy to see all of the volunteers that showed up to help - from setting up to manning the table and interacting with residents from all over the county.

Seeing no one else who wished to speak this portion of the meeting was closed.

**OLD BUSINESS:**

Township’s Tax Lien Update: Mr. Howard Vex stated that they are moving forward with the twenty (20) foreclosures. He will have an updated timeline by the October 18th meeting.

**Biochar Follow UP** – Jack Branagan, Chair of the Environmental Commission discussed the history, positives and negatives of Biochar a product used to absorb harmful chemicals from water and prevent HABs (Hazardous Algae Blooms). The Environmental Commission would like the Township Committee to adopt an ordinance not allowing local farmers to spread or dispose of Biochar in the township. Mr. Branagan shared a video clip about Biochar with the public. The link to the video is shared on the Stillwater Township website on the Envirnomental Commission page.

The Township Committee would like the clerk to call and extend an invitation to the Lake Community’s Board Members to attend Township Meetings so that communications between the township and lake communities is constant and productive for the residents of Stillwater Township.

**NEW BUSINESS:**

**RESOLUTION 2022-152** Appointing Sean Utter as Part-Time Recycling Center Attendant

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater appoint of Sean Utter as Part-Time Recycling/Solid Waste effective September 24, 2022 for 10 hours per month at a rate of $15.00 per hour.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, September 20, 2022.

A motion was made by Ms. Chammings to **adopt** **Resolution 2022-152,** seconded by Mrs. Rumsey. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**RESOLUTION 2022-153** Appointing Jake Kramer as Part-Time Recycling Center Attendant

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater appoint of Jake Kramer as Part-Time Recycling/Solid Waste effective September 24, 2022 for 10 hours per month at a rate of $15.00 per hour.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, September 20, 2022.

A motion was made by Mrs. Rumsey to **adopt** **Resolution 2022-153,** seconded by Ms. Chammings. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**ORDINANCE 2022-21** An Ordinance Clarifying the Residency Requirements for Candidates for Election to the Township Committee and for Persons who Serve on the Township Committee, and for Persons who Serve on Appointed Positions with the Township’s Various Boards and Commissions - Introduction [**Public Hearing and Adoption October 4. 2022]**

**WHEREAS,** the Township Committee of the Township of Stillwater has determined that the residency requirement for candidates for election to the Township Committee, for persons who serve on the Township Committee, and for persons who serve in appointed positions on the Township’s various Boards and Commissions should be set forth in the Township Code and, further, that a local procedure to address residency concerns should be established.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Stillwater as follows:

**SECTION 1**

Chapter 1O, Article II of the Township Code of the Township of Stillwater shall be amended to by changing its Title from “Elective Officers” to “Elected/Appointed Members of the Township Committee and Unpaid Appointees to Township Boards and Commissions.

**SECTION 2**

Chapter 1O, Article II of the Township Code of the Township of Stillwater shall be further amended, renumbered and reorganized to add the following additional provisions:

**10-\_\_ Definitions**

The following definitions shall be applicable to the residency requirements established herein:

**A. “Resident”** means a person having, within the territorial limits of the Township of Stillwater, a place of abode, which has not been adopted for any mere special or temporary purpose, but serves as their ordinary and permanent domicile.

**B. “Candidate”** means any person for whom a petition of nomination for election or for re-election to the Township Committee of the Township of Stillwater has been filed.

**C. “Elected or Appointed Member of the Township Committee”** means any person elected by the general public, or appointed as otherwise permitted by law, to serve a term of office on the Township Committee of the Township of Stillwater.

**D. “Appointed Member of a Township of Stillwater Board or Commission”** means any person duly appointed to serve a term of office as an unpaid appointed member on the various Township Boards and Commissions as may be established by the Township Committee.

**10-\_\_ Residency Requirement**

**A.** No person shall be a candidate for or shall serve as an elected or appointed member of the Township Committee unless they are a resident of the Township of Stillwater. If any person nominated for, or holding, a seat on the Township Committee shall cease to be a resident of the Township of Stillwater, the nomination or office, as the case may be, shall be deemed vacant and shall be filled in the manner permitted by law.

**B.** No person shall serve as an appointed member of a Township of Stillwater Board or Commission unless they are a resident of the Township of Stillwater. If any person appointed to such a Board or Commission shall cease to be a resident of the Township of Stillwater, their seat shall be deemed vacant and shall be filled in the manner permitted by law,.

**10-\_\_ Failure to maintain residency; investigation; notice of hearing; failure to appear.**

**A.** Should any candidate for or member of the Township Committee, or should any appointed member of a Township of Stillwater Board or Commission fail to maintain residency in the Township of Stillwater, such loss of residency shall be cause for their removal from their office.

**B.**  The Township Committee is tasked with enforcement of this Chapter and they or their designee may investigate any candidate, elected official or appointed official if that person appears be in violation of this chapter. Any person believed to be in violation of the residency requirement established herein or otherwise required by law shall be given written “Notice of Residency Hearing” that sets forth the charge that they do not appear to be a *bona fide* resident of the Township of Stillwater and, further, notifying them of the time and place when the Committee will conduct the Residency Hearing to determine whether the person is *bone fide* resident of the Township. The Residency Hearing must be scheduled at least ten (10) days after the date that the ”Notice of Residency Hearing” has been served on the person at issue, either by hand delivery or certified mail. At the Residency Hearing, the Township Committee or their designee shall present the witnesses and evidence they have obtained related to the lack of residency. The person charged or their designee shall be permitted to present their own witnesses and evidence related to their alleged residency. Factors that may be considered at the Residency Hearing, include, but are not limited to, the following:

1. Whether the residence where that person claims to reside is owned or rented by the person or their immediate family;

2. Whether time actually spent at the claimed residence exceeds that spent at other residences;

3. Whether the relationship among those persons living in the claimed residence is closer than those with whom the individual lives elsewhere. If an individual claims a parent's residence because of separation from his or her spouse or domestic partner, a court order or other evidence of separation may be requested;

4. Whether the residence recorded on a driver's license, motor vehicle registration, or voter registration card and other documents is the same as the claimed legal residence; and

5. If the person has children who are attending public school, whether those children are attending the public schools attended by residents of the Township of Stillwater and, if not, has a reasonable explanation been provided.

Although the above factors may be dispositive in certain cases, the decision on residency or lack thereof must ultimately be based on the totality of the circumstances, including the explanations and evidence provided by the person at issue. The Township Committee shall provide the person charged with their written decision within ten (10) days of the close of the Residency Hearing. The written decision will provide the reasoning and evidence supporting their finding. If the Commission determined that the residency requirement is not being met, the person will be immediately disqualified from service and will be deemed removed from office upon service of a Notice of Removal along with their written decision. Service shall be by either hand delivery or certified mail.

**D.** Failure to appear at the time and place of the Residency Hearing set forth in the Notice of Residency Hearing from the Township Committee shall, except under exceptional circumstances accepted by the Committee, shall be sufficient cause for removal from office, unless otherwise prohibited by law.

**E.** The Township Committee is hereby authorized, in extraordinary circumstances only and upon written application of the person charged with violating the residency requirement, to extend the time for compliance with the residency requirement for a period up to but not exceeding six months. In considering whether there exists extraordinary circumstances for an extension of time, the Township Committee shall take into consideration the length of time the applicant had been a nonresident before the notice of violation was given; any objectively verifiable problems related to the sale of a home or in the purchase of a home within the Township of Stillwater that caused the violation; significant and verifiable financial problems concerning existing leases; significant verifiable difficulties in locating suitable living quarters within the Township of Stillwater; other verifiable financial hardships; and such other matters that would clearly create an undue burden on the person’s family if the requested extension is denied.

**SECTION 3**

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

**SECTION 4**

All Ordinances or parts of Ordinances inconsistent with or contrary to the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5**

This Ordinance shall take effect immediately upon its passage.

A motion was made by Mr. Barta to **introduce Ordinance 2022-21** seconded by Mayor Scott. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, no, Mr. Fisher, absent, Ms. Chammings, no, Mayor Scott, yes. **This Ordinance has been TABLED UNTIL OCTOBER 4, 2022 MEETING**

**ORDINANCE 2022-22** An Ordinance to Clarify the Period of Retroactivity to be Applied to Disabled Veterans Tax Refunds Introduction [**Public Hearing and Adoption October 4. 2022]**

**WHEREAS**, pursuant to N.J.S.A. 54:4-3.30 *et seq*., the dwelling house and lot where it sits of any veteran who has been honorably discharged or honorably released from military service due to a 100% permanent disability as declared by the United States Department of Veterans Administration shall be exempt from taxation on their property when a proper and eligible claim has been submitted to the Township Tax Assessor; and

**WHEREAS**, pursuant to the New Jersey Superior Court decision in Del Priore v. Edison Township 26 N.J. Tax 502 (2012), the Township retains the discretion to either grant or deny a taxpayer’s request for a retroactive refund of property taxes paid for the period prior to the date of submission of their claim and back to the “effective date of the disability” as determined by the United States Department of Veterans Administration; and

**WHEREAS**, the Township’s payment of retroactive refunds back to the “effective date of the disability”, which can go back several years, rather than just back to the date when their claim was properly submitted to the Township, may have a significantly adverse financial impact on the Township and its taxpayers; and

**WHEREAS**, the Township Committee of the Township of Stillwater desires to clarify its policy regarding requests for refunds of property taxes previously paid, to limit such refunds to the period of time commencing on the date that the fully completed disabled veteran tax exemption application, with all required documentation, was filed with the Township’s Tax Assessor.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Stillwater, that the following provisions be included in the Township Code as follows:

**SECTION 1**

XX-1 **100% Disabled Veterans’ Tax Refund.**

For a veteran, or his or her surviving spouse or domestic partner, entitled to exemption under N.J.S.A. 54:4-3.30 *et seq.*, after a formal written request for a refund of property taxes, submitted to the Township Tax Assessor with all required documentation, including the Total Disability Termination Letter issued by the United States Department of Veterans Affairs, the Township Committee, by appropriate resolution, shall refund taxes previously paid for the period time commencing on the date that the fully completed disabled veteran tax exemption application, with all required documentation is filed with the Tax Assessor by the veteran, or his or her surviving spouse or domestic partner, was received by the Township Tax Assessor.

No further or additional refund of taxes shall be permitted, regardless of the date of the disability of the veteran as determined by the United States Department of Veterans Affairs.

**SECTION 2**

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

**SECTION 3**

All Ordinances or parts of Ordinances inconsistent with or contrary to the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4**

This Ordinance shall take effect immediately upon its passage.

A motion was made by Mrs. Rumsey to **introduce** **Ordinance 2022-22,** seconded by Mayor Scott. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**RESOLUTION 2022-150** Mayor’s Appointment of the Township Board and Commissions – Planning Board – Robert Venezia and Jack Branagan

**BE IT RESOLVED** by the Township Committee that they do hereby concur with the Mayor’s Appointments and Committee appointments to Board and Commission Members for the year 2022 as follows:

**PLANNING BOARD**

Name Term Term Expires

Robert Venezia – Class IV Member 2 years 12-31-23

(filling the unexpired term of Tanya Stark)

Jack Branagan – Class II Member 3 years 12-31-24

A motion was made by Mr. Barta to **adopt Resolution 2022-150**, seconded by Ms. Chammings. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, Mayor Scott, yes.

**RESOLUTION 2022-151** Mayor’s Acceptance of the Resignation of Jeffrey Gardner, Full-Time DPW Laborer with Committee Concurrence

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater they do hereby concur with the Mayor’s acceptance of the resignation of Jeffrey Gardner as Full-time DPW Laborer effective September 30, 2022.

A motion was made by Mrs. Rumsey, with regrets, to **adopt Resolution 2022-151**, seconded by Mr. Barta, with regrets. **Roll Call Vote**: Mr. Barta, yes, Mrs. Rumsey, yes, Mr. Fisher, absent, Ms. Chammings, yes, with regrets, Mayor Scott, no.

**DISCUSSION ITEMS:**

Ordinance Prohibiting Short Term Rentals in Stillwater Township for discussion:

**ORDINANCE 2022-23** AN ORDINANCE PROHIBITING THE SHORT-TERM RENTAL OF PROPERTIES, DWELLINGS THEREON OR PORTIONS THEREOF, WITHOUT AN APPROVED LICENSE FROM THE TOWNSHIP TO OPERATE A BED-AND- BREAKFAST INN, CAMPGROUND, HOTEL, MOTEL, INN OR BORDINGHOUSE. If introduced- Public Hearing and Adoption would be October 4, 2022

Mr. Vex said he wrote this ordinance as a first draft for discussion. Mr. Vex is unsure of what how the township committee feels about short term rentals and what they are willing to approve or prohibit.

Mrs. Heidi Mountford, 921 Mt Benevolence Road, a short-term rental landlord, presented to the township committee the benefits of having short term rentals in the township. Mrs. Mountford said short term rentals fill so many needs in the community because residents have no options other than having to send their guests to Vernon and Mount Olive motels/hotels. Mrs. Mountford said the short-term rentals will also attract visitors, create jobs and boost businesses. Mrs. Mountford said if the township adopts a prohibitive ordinance she will be unable to purchase abandoned homes in Stillwater and fix them up to rent benefiting the community and her business. Mayor Scott asked if Mrs. Mountford screens potential renters. Mrs. Mountford said Air BnB is very through in their screening process and they accurately post reviews from visitors. Mrs. Mountford noted the Planning Board has not put anything about Air BnBs in the Master Plan and she sees no policies for rentals at all in the Township’s code. Mrs. Mountford noted lake communities are able to adopt their own ordinances and could allow short-term rentals in their communities.

Mr Barta said the planner will be attending the Planning Board meeting tomorrow evening and she will be discussing short term rentals.

Mrs. Arlene Fisher feels the township has no real policy for rentals only enforcement but what will be enforced and followed up on.

Ms. Chammings discussed the code that requires a landlord registration application to be filed with the township. The enforcement agent is the construction official and agreed it is difficult to track down the 157 rentals the census states are in the township. Mrs. Mountford said she did not know about the requirement to register rentals. Ms. Chammings agreed the township needs to educate its residents about the landlord requirements for registrations.

The ordinance was not introduced and the subject will be further discussed.

MS4 Tier A Reassignment – Next Steps

The clerk discussed her conversation with Joseph Vuich, Engineer from Van Cleef Engineering. Mr. Vuich suggests the best option for Stillwater Township is to submit an Individual Permit Application once the Tier A permit applications have been finalized with a cover letter that briefly references the concerns of Stillwater for the unfunded mandate creating both financial and staffing resource burdens that jeopardize our ability to comply with DEP timelines regardless of the best intentions.

Carry in – Carry out Bags

Ms. Chammings discussed the idea of placing receptacles and biodegradable bags at all the parks so residents can carry out their garbage from the day eliminating garbage removal and bear and other wild life issues. Ms. Chammings noted if the Township is reclassified into Tier A for stormwater management this type of waste collection as well as pet waste collection are part of the example ordinances the township will be required to adopt. The Township Committee is on board so Ms. Chammings will speak to the CFO Tammy Leonard about what funds are available (possibly from the Clean Communities Grant) for the receptacles and bags and report at the next meeting on October 4, 2022.

Recycling Center

Mayor Scott asked Ms. Chammings what she wanted to discuss with the recycling center. Ms. Chammings noted Josh was to speak but that discussion is put on hold but the recycling center was moving forward with the hiring of the two new employees this evening. Mayor Scott added there was a discussion of putting a vehicle scale at the recycling center to weigh trash and eliminate some of the manpower. It has been harder to fill positions at the Recycling and Convenience Center and it is a very expensive to pay DPW employees to work the Center as overtime. Josh Raff, Certified Public Works Manager, is in the process of finding out more information about this scale system and will report his findings to the township committee.

Lead Paint Inspections – Memo from Construction Official Bizik

Richard Bizik, Jr. the Township’s Construction Official presented the Township Committee with a memo and information regarding a new lead-based paint hazard law for rental properties built before 1978. Mr. Bizik also suggested these inspections be performed similarly to Smoke Certifications with the State, Township and Inspector sharing part of the fee. The Township Committee will review the information and the township clerk is going to reach out to surrounding municipalities to find out how they will handle their inspections for a future discussion at an upcoming meeting.

Social Media Policy

Mayor Scott noted this topic as it was heavily discussed earlier in the meeting and no further discussion was needed now.

Check Scanning – Mrs. Rumsey stated she and Mayor Scott spoke with the CFO to confirm there was no fee for the check scanning process with the bank. The checks once scanned remain on premise for forty-five (45) days before being destroyed properly. The clerk noted that the tax collector called other municipalities in the county to determine if any of them do the check scanning. Only Newton and Hamburg currently scan checks. Mrs. Rumsey said to allow the CFO time to try scanning and see if she if it works in Stillwater.

**OPEN PUBLIC SESSION:**

Joseph Doherty, 943 Old Schoolhouse Road, wanted to know whether the township committee or another township department going to enforce the noise ordinance regarding the incidents in his complaint. Mayor Scott asked if Mr. Doherty if contacted the State Police. Mr. Doherty stated he had and the Trooper told him there were no explosives present at that time. Ms. Chammings asked for the clerk to supply the committee with a copy of the current noise ordinance that is on the books. The committee let Mr. Doherty know that the best course of action would be to take this matter to the joint municipal court, potentially along with some of his neighbors, to hopefully get this matter resolved.

Mrs. Arlene Fisher and Mrs. Anita Klein voiced their concerns regarding the check scanning noting the township employees will be doing the bank’s job.

Seeing no one else who wished to speak this portion of the meeting was closed.

**ATTORNEY’S REPORT:**

Mr. Vex said he has nothing further to report at this time.

There being no further business, Mrs. Rumsey made a motion to adjourn the meeting at 9:22 p.m., seconded by Mr. Barta In a voice vote, all were in favor.

Respectfully submitted,

Lynda Knott, RMC