**STILLWATER TOWNSHIP**

**ZONING BOARD OF ADJUSTMENT**

**February 27, 2023**

A **REGULAR MEETING** of the Stillwater Township Zoning Board of Adjustment was held on Monday, February 27, 2023, at 7:30 p.m. The meeting was called to order by Chairman Lippencott at 7:32 pm in accordance with the Open Public Meetings Act. The flag was saluted and roll call taken:

**MEMBERS PRESENT:** Mr. Lippencott, Mr. Wycoff, Mrs. Draghi,, Mrs. Mountford, Mr., Kochenthal, Mr. van der Haeghen,

**MEMBERS ABSENT:**

**ALSO PRESENT:** Eileen Born, Esq.,Board Attorney (Substitute for William Haggerty) Committee Liaison, Dawn Delaney

**MINUTES:**

Mrs. Draghi made the motion to approve the minutes of January 23, 2023, seconded by Mr. Kochenthal

Roll call vote in favor: Mrs. Draghi – Yes, Mr. Kochental – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Abstained, Mrs. Mountford – Abstained.

**RESOLUTIONS:**

#**628 Alexander Fischer, Block 2401, Lot 53**

Mr. Wykoff made the motion to approve Resolution of Mr. Fisher, seconded by Mrs. Draghi

Roll call vote in favor: Mr. Wykoff – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mrs. Mountford – Abstained, Mr. van der Haeghen – Abstained, Mr. Kochenthal – Yes.

**#629 Albert & Regina Giannantonio, Block 3804, Lot 1.03**

Mr. Kochenthal made the motion to approve Resolution of Mr. Fisher, seconded by Mrs. Draghi.

Roll call vote in favor: Mr. Kochenthal – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mrs. Mountford – Abstained, Mr. van der Haeghen – Abstained.

**COMPLETENESS:**

N/A

**HEARINGS:**

None

**BILLS:**

Mr. Lippencott made the motion to pay the following bills, seconded by Mr. Wykoff

Dolan & Dolan Re: General $189.75

Dolan & Dolan Re: General/Monthly Mtg $325.00

Dolan & Dolan Re: Fisher $305.25

Dolan & Dolan Re: Abramowitz $ 82.50

NJPO – 2023 Renewal $185.00

Roll call vote in favor: Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Van der Haeghen – Yes, Mr. Kochenthal – Yes.

**CORRESPONDENCE:**

None

**OLD BUSSINESS:**

None

**NEW BUSINESS:**

**2022 Annual Report**

Mrs. Mountford made the motion to accept the 2022 Annual Report, seconded by Mr. van der Haeghen

Roll call – Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mrs. Draghi – Yes, Mr. Kochenthal – Yes.

**Andy Martin – Zoning Membership Application**

Mrs. Mountford made the motion to accept Mr. Martin’s Application, seconded by Mrs. Draghi.

Roll call – Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes.

Mrs. Mountford brought up the subject of Escrows being returned once applications are completed. Hers was complete in 2020 and after numerous requests, she has not received the balance of her escrow. Suggested that there be a better process put into place for this procedure. Mrs. Bair advised that she and the CFO have already had a discussion on this specific topic and will be formulating a plan for a timelier process in the future.

Mrs. Bair was officially sworn in by Mrs. Born as Zoning Board Secretary.

Mrs. Mountford reviewed the 2022 Annual Report and brought up the fact that the Board hears variances on some of the same subjects over and over again. Discussion should be held for changes needed in the future.

**EXECUTIVE SESSION:**

N/A

**OPEN TO THE PUBLIC:**

Mr. Lippencott opened the meeting to the public at 8:00 pm. With there being no public comment, the meeting was closed to the public.

**COMMITTEE LIASON REPORT:**

Mrs. Delaney provided a summary:

At the February meeting, there were 21 existing foreclosures. She is compiling a list and there is possibly 18 or 19 more.

Mr. Vex was appointed as Committee Attorney.

The Recreation Commission – the Noise Ordinance was reviewed and it has been advised that residents can now call the State Police to report the nuisance. Per the Ordinance, the State Police now has the authority to handle.

Lead Paint Disclosure – Per the Ordinance, every rental needs to be registered - $25.00 registration fee along with a $25.00 fee for the lead-based paint test to be performed.

Currently 157 rental properties in Stillwater (per Mrs. Mountford).

**OTHER:**

None

**ADJOURNMENT:**

With there being no further business, a motion was made and seconded to adjourn the meeting at 8:12 pm. In a voice vote, all were in favor.

Respectfully submitted,

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Penny Bair, Board Secretary George Lippencott, Chairman