

STILLWATER TOWNSHIP  
Planning Board Meeting Minutes  
October 18, 2023

The regular meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Mr. Pierce at 7:45 pm.

**Roll Call: Members Present:**

Mr. Pierce  
Mrs. Puccio  
Mrs. Wills  
Mr. Voris  
Mayor Chammings  
Mr. Lippencott  
Dawn Delaney

**Members Absent:** None

**Also Present:** Matthew Lynch, Esq. (on behalf of William Haggerty, Esq.) and Engineer, Joseph Vuich

The Board stood for the flag salute, and it was announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et. seq.

**SWEARING IN OF BOARD MEMEBERS:**

Robert Lippencott and Dawn Delaney were sworn in by Matthew Lynch, Esq.

**MINUTES:**

Mayor Chammings made the motion to approve the minutes of August 16, 2023, seconded by Mrs. Puccio.

**Roll Call:** Mayor Chammings – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Wills – Yes, Mr. Voris – Yes, Mr. Lippencott – Abstained, Mrs. Delaney - Abstained

**COMPLETENESS:** - AF & EJF, LLC – Block 3306, Lots 2.01, 2.04, 2.05, 2.06, 2.07, 2.99

David Gray, Esquire represented the Applicant, Andrew Fairclough. He confirmed the application was filed properly and all required notices were mailed to the surrounding property

owners. The Township Engineer, Joe Vuich confirmed through his technical review that the application was complete, and the Board could move forward with the hearing.

Mayor Chamblings made the motion to deem this matter complete for a hearing, seconded by Mrs. Puccio.

**Roll Call:** Mayor Chamblings – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Wills – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes, Mrs. Delaney - Yes

**HEARINGS:** - AF & EJF, LLC – Block 3306, Lots 2.01, 2.04, 2.05, 2.06, 2.07, 2.99

Applicant, Andrew Fairclough was sworn in by Matthew Lynch, Esquire and testified regarding his prior subdivision approval as well as the current application.

In 2006 the applicant was granted approval to subdivide his property for the purpose of creating a residential development. One home was constructed but all the other lots have not been developed. The applicant has entered into a contract with the Nature Conservancy to purchase the remaining lots and is seeking approval to “un-subdivide” the lots to make it one large parcel. Twin River Drive would be granted to the existing homeowners as part of their driveway and in exchange, the homeowners would grant an access easement to the owner of the large parcel.

The current homeowners of 902 Twin River Drive, George and Jennifer Bielen testified to provide their support of the applicant’s sale to the Nature Conservancy.

Kenneth Dykstra of Dykstra Walker Engineering was sworn in by Matthew Lynch, Esquire. Mr. Dykstra testified that 4 building lots would be merged with a detention basin and small right of way to create on 30.08 acre lot for the purpose of the sale to The Nature Conservancy.

Mayor Chamblings made the motion to approve the application, seconded by Mrs. Puccio.

**Roll Call:** Mayor Chamblings – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Wills – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes, Mrs. Delaney – Yes

**OPEN TO THE PUBLIC:** The meeting was opened to the public at 8:27pm. As there was no public comment, the meeting was closed to the public at 8:27pm.

**BILLS:**

Mayor Chamblings made the motion to pay the following bills, seconded by Mr. Pierce.

**Van Cleef Engineering:**

General	\$139.00
General/Billing coordination	\$347.50
AF & EJJ, LLC	\$625.50
Kelsky/Benz	\$834.00

**Dolan & Dolan:**

Nature Conservancy – 3502/1 & 3306/2.01, 2.02	\$289.00
Nature Conservancy – 3502/1 & 3306/2.01, 2.02	\$ 34.00
AF & EJJ, LLC – 3306/2.04/2.07/2.99	\$ 85.00
AF & EJJ, LLC – 3306/2.04/2.07/2.99	\$170.00
General	\$761.80

**Roll Call:** Mayor Chammings – Yes, Mr. Pierce – Yes, Mrs. Puccio – Yes, Mrs. Wills – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes, Mrs. Delaney – Yes

**MEMORIALIZING RESOLUTIONS:** None

**OLD/NEW BUSINESS:** None

**CORRESPONDENCE:** None

**LIAISONS:**

Mayor Chammings provided the Liaison report to the Board

**EXCUTIVE SESSION:** None

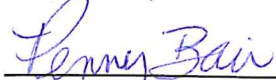
**PUBLIC COMMENT:**

Mr. Pierce opened the hearing to the public at 8:51pm. There being no public comment, the meeting was closed to the public.

**ADJOURNMENT:**

With there being no further business, a motion was made to adjourn the meeting with all in favor.

Respectfully Submitted:



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Penny Bair/Board Secretary

October 18, 2023