



**STILLWATER TOWNSHIP
TOWNSHIP COMMITTEE MEETING
AGENDA**

TUESDAY, February 6, 2024

Regular Meeting: 7:00 P.M.

Zoom Link: <https://us02web.zoom.us/j/87830809012>

OPENING STATEMENT: Adequate notice of this meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this meeting was included in the Annual Meeting Notice to the public and sent to the press on January 2, 2024, placed on the Official Bulletin Board at the Municipal Building, and posted electronically on the Stillwater Website and Facebook page.

ROLL CALL: Manser Delaney Rumsey Scott Chamblings

FLAG SALUTE

MINUTES: January 16, 2024 Regular Meeting Minutes

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Rumsey Scott Chamblings

MINUTES: January 27, 2024 Special Budget Meeting Minutes

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Rumsey Scott Chamblings

COMMITTEE REPORTS:

Committeeman David Manser

Board of Education

Recreation Commission

Recycling Center

Committeewoman Dawn Delaney

Planning Board

Zoning Board

Finance

Committeeman George Scott

DPW

Engineering

Deputy Mayor Vera Rumsey

Emergency Services

Community Center

Personnel

Mayor Lisa Chammings

Environmental Commission

Legal

CERT

Personnel

AMENDMENTS TO AGENDA

OPEN PUBLIC SESSION (Agenda items only – 3 min time limit)

OLD BUSINESS:

PUBLIC HEARING AND FINAL ADOPTION

ORDINANCE 2024-01

CALENDAR YEAR 2024 ORDINANCE OF THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, NJ TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Motion/2nd _____ / _____

ROLL CALL:

Manser Delaney Rumsey Scott Chammings

ORDINANCE 2024-02

VACATION OF STORM WATER MANAGEMENT LOT BLOCK 3306 LOT 2.99

Motion/2nd _____ / _____

ROLL CALL:

Manser Delaney Rumsey Scott Chammings

ORDINANCE 2024-03

VACATION OF TWIN RIVER DRIVE

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

NEW BUSINESS:

ORDINANCE INTRODUCTION AND FIRST READING

ORDINANCE 2024-04

AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5)[Public Hearing & Final Adoption February 20, 2024]

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

ORDINANCE 2024-05

CAPITAL ORDINANCE APPROPRIATING AN AMOUNT NOT TO EXCEED \$17,500.00 FOR REPAIRS TO THE CRANDON LAKE DAM

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

ORDINANCE 2024-06

CAPITAL ORDINANCE APPROPRIATING \$31,000.00 FOR THE PURCHASE OF 2002 CHEVROLET 3500 HD BUCKET TRUCK

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

ORDINANCE 2024-07

AN ORDINANCE OF THE TOWNSHIP OF STILLWATER COUNTY OF SUSSEX, NEW JERSEY AMENDING ORDINANCE 2021-15 ENTITLED "ORDINANCE OF THE TOWNSHIP OF STILLWATER ESTABLISHING FEES FOR THE USE OF THE COMMUNITY CENTER"

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

RESOLUTIONS

RESOLUTION 2024-028

MAYOR’S APPOINTMENT OF DOUGLAS VAUGHAN AS A MEMBER OF THE STILLWATER AREA VOLUNTEER FIRE DEPARTMENT WITH COMMITTEE CONCURRENCE

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

RESOLUTION 2024-029

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER AUTHORIZING THE APPOINTMENT OF LUKE CONIGLIONE AS A PART-TIME RECYCLING/SOLID WASTE ATTENDANT

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

RESOLUTION 2024-030

A RESOLUTION TO APPROVE INSTALLMENT PAYMENTS TO REDEEM TAXES ON MILLBROOK ROAD, BLOCK 2703 LOT 1.01

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

RESOLUTION 2024-031

RESOLUTION TO AUTHORIZE REFUND OF TAXES FOR A 100% PERMANENT AND TOTALLY DISABLED VETERAN AT 928 OLD TANNERY ROAD, BLOCK 1605 LOT 2.07

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

RESOLUTION 2024-032

A RESOLUTION APPOINTING RON TAPPAN AS TOWNSHIP OF STILLWATER QUALIFIED PURCHASING AGENT

Motion/2nd _____ / _____

ROLL CALL:

Manser **Delaney** **Rumsey** **Scott** **Chammings**

DISCUSSION ITEMS:

Community Center Cleaning Company

Stormwater Management

Personnel Handbook Update

200th Anniversary

992 Fairview Lake Road Update

Local Area Improvement Grant Project Ideas- Submission Due Feb 27th

Makerspace Grant Request

April 10, 2024 Municipal Office Closed to public for In Service Purge Day

OPEN PUBLIC SESSION (any subject – 3-minute limit)

PUBLIC SESSION CLOSED

ATTORNEY’S REPORT

BILLS LIST #02 \$1,125,317.14

RESOLUTION 2024-033 Authorizing Payment of Bills

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Rumsey Scott Chamings

EXECUTIVE SESSION:

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 permits the exclusion of the public from a meeting in 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, County of Sussex, New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is as follows:
 ___ Personnel ___ Contract ___ Real Property ___ Litigation/Potential Litigation
 ___ Attorney Client ___ Public Safety
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of
 each individual specified subject matter.
4. This resolution shall take effect immediately. **Time** _____ **Motion/2nd** _____ / _____

ROLL CALL: Delaney Barta Rumsey Scott Chamings

RETURN TO OPEN SESSION Time _____ Motion/2nd _____ / _____

ROLL CALL: Delaney Barta Rumsey Scott Chammings

ADJOURNMENT

Time: Move _____ /Second _____

ROLL CALL: Manser Delaney Rumsey Scott Chammings

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-01

**CALENDAR YEAR 2024 ORDINANCE OF THE TOWNSHIP OF STILLWATER,
COUNTY OF SUSSEX, NJ TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Stillwater in the County of Sussex finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 1.0% increase in the budget for said year, amounting to \$27,089.29 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Stillwater, in the County of Sussex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Stillwater shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$94,812.52, and that the CY 2024 municipal budget for the Township of Stillwater be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: January 16, 2024
Adopted: February 6, 2024

CERTIFICATION

I, Valerie Ingles, Municipal Clerk for the Township of Stillwater, hereby certify that the above Ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Stillwater, in the County of Sussex, New Jersey, held on January 16, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 964 Stillwater Road, in the Township of Stillwater, on February 6, 2024, at 7:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.

Valerie Ingles, Municipal Clerk
Township of Stillwater

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-02

**VACATION OF STORM WATER MANAGEMENT LOT
Block 3306, Lot 2.99**

WHEREAS, the Township Committee in the Township of Stillwater in the County of Sussex is of the opinion that the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which said Township may have in and to the Storm Water Management Lot in Block 3306, Lot 2.99, located as depicted on an amended subdivision plan prepared by Kenneth Dykstra of Dykstra Walker Design Group, bearing most recent revision date January 4, 2024.

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

1. Vacation of Storm Water Management Lot.

1. The public rights and interests in and to Storm Water Management Lot Block 3306, Lot 2.99 depicted on Schedule A annexed hereto and as shown on an Amended Subdivision plan prepared by Kenneth Dykstra of Dykstra Walker Design Group, bearing most recent revision date January 4, 2024.

2. There is reserved and excepted from this vacation all rights and privileges then possessed by public utilities as defined in R.S. 48:2-13, and by any cable television company as defined in the "Cable Television Act." P.L.1972, c. 186 (C.48:5-1 et seq.) to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or any part thereof to be vacated.

3. This ordinance shall become effective after final passage and publication according to law and filing with the County of Sussex as may be applicable.

II. Severability. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause of provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

III. Repealer. All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.

IV. Effective Date. This Ordinance shall take effect after final passage, adoption and publication according to law.

ATTEST:

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: January 16, 2024
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**_____
Valerie Ingles, Municipal Clerk
Township of Stillwater**

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-03

VACATION OF TWIN RIVER DRIVE

WHEREAS, the Township Committee in the Township of Stillwater in the County of Sussex is of the opinion that the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which said Township may have in and to Twin River Drive, located as depicted on an amended subdivision plan prepared by Kenneth Dykstra of Dykstra Walker Design Group, bearing most recent revision date January 4, 2024.

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

1. Vacation of Twin River Drive.

1. The public rights and interests in and to Twin River Drive, depicted on Schedule A annexed hereto, located to the Southwest of Saddleback Road between Potters Road and the Paulinskill River as shown on an Amended Subdivision plan prepared by Kenneth Dykstra of Dykstra Walker Design Group, bearing most recent revision date January 4, 2024.

2. There is reserved and excepted from this vacation all rights and privileges then possessed by public utilities as defined in R.S. 48:2-13, and by any cable television company as defined in the "Cable Television Act." P.L.1972, c. 186 (C.48:5-1 et seq.) to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or any part thereof to be vacated.

3. This ordinance shall become effective after final passage and publication according to law and filing with the County of Sussex as may be applicable.

II. Severability. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

III. Repealer. All Ordinances or pans of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.

IV. Effective Date. This Ordinance shall take effect after final passage, adoption and publication according to law.

ATTEST:

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: January 16, 2024
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I, Valerie Ingles, Municipal Clerk for the Township of Stillwater, hereby certify that the above Ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Stillwater, in the County of Sussex, New Jersey, held on January 16, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 964 Stillwater Road, in the Township of Stillwater, on February 6, 2024, at 7:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.

Valerie Ingles, Municipal Clerk
Township of Stillwater

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-04

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE
OF REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS
PURSUANT TO N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Township of Stillwater is the owner of certain real property set forth in Schedule “A”, which properties are not needed or required for municipal use; and

WHEREAS, the lots are less than the minimum size required for development under the municipal ordinance and is without capital improvements; and

WHEREAS, the Township Committee deems it in the best interest of the Township of Stillwater to sell the properties to owners of each contiguous property in accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and

WHEREAS, the sale shall be conducted as an auction limited to contiguous property owners to be held at the Township of Stillwater Municipal Building, 964 Stillwater Road, Newton, New Jersey 07860 on June 20, 2023, at 7:00pm or such adjourned date as may be determined by the Stillwater Township Committee; and

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

1. The Township of Stillwater shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, the properties listed on Schedule “A” to the contiguous property owners. Schedule “A” also contains the minimum sale price for each property. The sale is limited to contiguous property owners, and the sale is conditioned upon the property being sold merging with the contiguous property owner’s existing property. The properties being sold are less than the minimum size required for development under the municipal zoning ordinance and are without any capital improvement and shall be merged with the purchaser's contiguous lot. The Township Committee reserves the right, in its discretion to reject all bids for each property for any reason, including but not limited to, in the event that the minimum sale price for such property is not met.

2. Upon final passage of this Ordinance, the sale shall take place on June 20, 2023 at 7:00pm at the Stillwater Township Municipal Building, 964 Stillwater Road, Newton, New Jersey, subject to receiving no higher bid for said parcels, after offering same to the highest bidder, at said time and place.

3. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stillwater Township Municipal Building. Notice of adoption of this Ordinance shall be made in the official Township newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Township of Stillwater

newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.

4. The property shall be sold subject to the following terms and conditions:

(a) The property is sold "as is". No representations of any kind are made by the Township as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder who is the owner of a contiguous property, which property shall merge with the property being sold, and become part of the contiguous property owned by the successful bidder.

(c) The Township does not warrant or certify title to the property and in no event shall the Township of Stillwater be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(d) Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(e) The highest bidder shall deposit with the Township cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township of Stillwater will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(f) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$275 for the legal services incurred by the Township; (2) the Township of Stillwater's advertising and the actual recording fees within thirty (30) days after the date the Council adopts a resolution confirming the winning bid(s); and (3) realty transfer fees, if any. The balance shall be paid by certified funds. In addition, for all properties that are subject to Section 5 (r) of this Resolution, the Purchaser shall provide the Township Attorney with a copy of the deed for their existing property and their title insurance policy within seven (7) days of their being notified that they are the successful bidder of the sale. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Township Attorney and, after execution by the Township Officials, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township Attorneys beyond the standard preparation of the sale resolutions, notice of sale,

letters to property owners and adjoining property owners, Deed and closing statement shall be billed at the rate charged by the Township Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

(g) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Township of Stillwater and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

(h) The property will be sold subject to the current year taxes, prorated from the date of sale.

(i) The Township Committee reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(j) All bidders currently owing property within the Township must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(k) This same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Township of Stillwater.

(m) No employee, agent or officer of the Township of Stillwater has any authority to waive, modify or amend any of the conditions of sale.

(n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(o) The failure of the purchaser to close on title within the time provided for in Subsection 5(f) of this Ordinance shall constitute a breach of this Ordinance unless the Township agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within the dates provided for in Subsection 5(1) or such date as may be extended by the Township, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit as provided for in Subsection 5(c) of this Ordinance.

(p) The purchase shall not be used for any County, Board of Taxation, Tax

Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

- (q) The sale shall be subject to final approval by the Township Committee.

Potential Bidders are advised:

- (1) To conduct all necessary title searches prior to the date of sale.
- (2) No representations of any kind are made by the Township of Stillwater as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".
- (3) The Property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.
- (4) The highest bidder for the Property shall have the right, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Township of Stillwater, the Township of Stillwater shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Township of Stillwater not less than one week prior to the date set for closing of title.

Additional Terms the Successful Bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
- (2) That the failure to close title as agreed shall forfeit to the Township of Stillwater any and all money deposited with the Township.

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

6. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

This Ordinance shall take effect upon final adoption of publication as may be required by law.

TOWNSHIP COMMITTEE

STILLWATER TOWNSHIP

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

Introduced: February 6, 2024

Adopted:

SCHEDULE A

<u>Tax Block</u>	<u>Lot</u>	<u>Location</u>	<u>Lot Size</u>	<u>Minimum Sale Price</u>
501	6	East Court	70 x 165	\$250

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-05

**CAPITAL ORDINANCE APPROPRIATING AN AMOUNT NOT TO EXCEED
\$17,500.00 FOR REPAIRS TO THE CRANDON LAKE DAM**

BE IT ORDAINED by the Township Committee of the Township of Stillwater, in the County of Sussex, New Jersey, AS FOLLOWS;

Section 1. The improvement(s) or purpose(s) described in Section 3 of this capital ordinance are hereby respectively authorized as general improvements to be made or acquired by the Township of Stillwater, New Jersey. For the said improvement(s) or purpose(s) stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvement(s) or purpose(s), said sums being inclusive of all appropriations heretofore made therefore not to exceed \$17,500.00.

Section 2. For the financing of said improvement(s) or purpose(s) and to meet the part of said \$20,000.00 appropriations, the Township will use up to \$17,500.00 from the Capital Improvement Fund, as described in Section 3.

Section 3. The purpose hereby authorized for the allocation of which said obligations are to be spent, the appropriation made for an estimated cost of each such purpose, and the estimated maximum amount of funds to be spent for such purpose, is respectively as follows:

Repairs to Crandon Lake Dam	\$17,500.00	Capital Improvement Fund
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The aforementioned improvement(s) or purpose(s) where applicable, are in accordance with specifications on file in the office of the Township Clerk, which specifications are hereby approved.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- (a) The said purpose(s) described in Section 3 of this capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specifically assessed on property specially benefited thereby.

- (b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is a minimum of five (5) years.

Section 5. This capital ordinance shall take effect ten (10) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chamblings, Mayor

DATED: Introduced: February 6, 2024
Adopted:

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-06

**CAPITAL ORDINANCE APPROPRIATING \$31,000.00 FOR THE PURCHASE
OF
2002 CHEVROLET 3500 HD BUCKET TRUCK**

BE IT ORDAINED by the Township Committee of the Township of Stillwater, in the County of Sussex, New Jersey, AS FOLLOWS;

Section 1. The improvement(s) or purpose(s) described in Section 3 of this capital ordinance are hereby respectively authorized as general improvements to be made or acquired by the Township of Stillwater, New Jersey. For the said improvement(s) or purpose(s) stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvement(s) or purpose(s), said sums being inclusive of all appropriations heretofore made therefore and amounting in the aggregate to \$31,000.00.

Section 2. For the financing of said improvement(s) or purpose(s) and to meet the part of said \$31,000.00 appropriations, the Township will use \$31,000.00 from the Storm Emergency Trust Fund, as described in Section 3.

Section 3. The purpose hereby authorized for the allocation of which said obligations are to be spent, the appropriation made for an estimated cost of each such purpose, and the estimated maximum amount of funds to be spent for such purpose, is respectively as follows:

2002 Chevy 3500 HD Bucket Truck	\$31,000.00	Storm Emergency
Trust		

The aforementioned improvement(s) or purpose(s) where applicable, are in accordance with specifications on file in the office of the Township Clerk, which specifications are hereby approved.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- (a) The said purpose(s) described in Section 3 of this capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost

thereof has been or shall be specifically assessed on property specially benefited thereby.

- (b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is a minimum of five (5) years.

Section 5. This capital ordinance shall take effect ten (10) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: February 6, 2024
Adopted:

**TOWNSHP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2024-07

**AN ORDINANCE OF THE TOWNSHIP OF STILLWATER
COUNTY OF SUSSEX, NEW JERSEY AMENDING ORDINANCE 2021-15
ENTITLED “ORDINANCE OF THE TOWNSHIP OF STILLWATER ESTABLISHING
FEES FOR THE USE OF THE COMMUNITY CENTER”**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Stillwater, Sussex County, New Jersey that Ordinance 2021-15 and Township Code Chapter 182-1 Use of Community Center is amended as follows:

SECTION 1.

The Community Center deposit and fees are set as follows:

	Refundable Deposit	Fee
Not-For-Profit Organization (1 Time Event Use)	\$50	\$100
Resident Users	\$250	\$300
Civil Organization Annual User Fee	None	\$100

This Ordinance shall take effect upon passage and publication as required by law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: February 6, 2024
Adopted:

**STILLWATER TOWNSHIP
RESOLUTION 2024-028**

**MAYOR'S APPOINTMENT OF DOUGLAS VAUGHAN
AS A MEMBER OF THE STILLWATER AREA VOLUNTEER FIRE
DEPARTMENT WITH COMMITTEE CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the Mayor's appointment of Douglas Vaughan as a Member of the Stillwater Area Volunteer Fire Department.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, February 6, 2024.

CERTIFICATION

I, Valerie Ingles, Municipal Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of February 6, 2024.

**Valerie Ingles, RMC
Township Clerk**

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2024-029

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER AUTHORIZING THE
APPOINTMENT OF LUKE CONIGLIONE AS A PART-TIME
RECYCLING/SOLID WASTE ATTENDANT**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater appoint of Luke Coniglione as a Part-Time Recycling/Solid Waste effective January 27, 2024 on a “as needed basis” at a rate of \$15.49 per hour.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, February 6, 2024.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of February 6, 2024.

Valerie Ingles, Township Clerk
Township of Stillwater

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2024 – 030

**A RESOLUTION TO APPROVE INSTALLMENT PAYMENTS TO REDEEM TAXES
ON MILLBROOK ROAD, BLOCK 2703 LOT 1.01**

WHEREAS, the Township of Stillwater holds Tax Sale Certificate # 2010-024 and the amount to redeem is \$ Fifty-Eight Thousand Four Hundred Forty Dollars and Eight Cents (58,440.08) including interest to January 31, 2027, on property owned by John & Kari LaForge & Keith Trotter at Millbrook Road Block 2703 and Lot 1.01, and

WHEREAS, the owner has requested installment payments to redeem said property, and

WHEREAS, N.J.S.A. 54-5-65, et seq. authorizes such installment payments,

NOW THEREFORE BE IT RESOLVED, that the Tax Collector, is hereby authorized and directed to accept installment payments in redemption of said arrears and accrued interest in accordance with the following schedule:

- A) Payment to be made by February 29, 2024 of One Thousand Six Hundred Twenty-Three Dollars and Thirty-Three Cents (\$ 1,623.33) for payment plan
- B) Thirty-Six (36) equal monthly installments sufficient to pay the balance in full within (3) years of the date of this agreement, said amount being One Thousand Six Hundred Twenty-Three Dollars and Thirty-Three Cents (\$ 1,623.33) monthly commencing on February 29, 2024, with an adjustment on the last payment, if necessary, for interest due to date of actual receipt of payments.
- C) Default in any installment payment terminates this Agreement and subjects the property to foreclosure action;
- D) All taxes not yet due shall be regularly and promptly made in addition to the payments set forth above.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held February 6, 2024 at the Stillwater Township Municipal Building, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2024 - 031

**RESOLUTION TO AUTHORIZE REFUND OF TAXES FOR A 100% PERMANENT AND
TOTALLY DISABLED VETERAN AT 928 OLD TANNERY ROAD, BLOCK 1605 LOT 2.07**

WHEREAS, Block 1605 Lot 2.07 for 928 Old Tannery Road, Stillwater Township, and

WHEREAS, Mr.Dennis Shilanski has been approved for a 100% Permanent and Totally Disabled Veteran as of November 30, 2023 by the Tax assessor, and

WHEREAS, a refund for taxes paid in the amount of \$ 689.59 for December portion of taxes.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee that at their regular meeting held February 6, 2024, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, New Jersey.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held February 6, 2024 at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2024-032

**A RESOLUTION APPOINTING RON TAPPAN AS TOWNSHIP OF STILLWATER
QUALIFIED PURCHASING AGENT**

WHEREAS, Stillwater Township contends that it would be beneficial to appoint Ron Tappan as qualified purchasing agent to perform purchasing related services on an as needed basis; and

WHEREAS, Ron Tappan does possess a Qualified Purchasing Agent Certification; and

NOW THEREFORE BE IT HEREBY RESOLVED that the Township of Stillwater is authorized to appoint Ron Tappan as Purchasing Agent to perform the services described above. Said appointment is for a period of one (1) year commencing January 1, 2024 and expiring December 31, 2024.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held February 6, 2024, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP MANUAL/REGULAR BILL LIST
FOR MEETING DATED 2/6/2024 - BILLS LIST #2**

Account	Date	Check #	Payee	Amount
Current				
	1/19/24	WIRE	SHBP	\$ 18,706.94
	1/18/24	29648	RESERVE ACCOUNT	\$ 250.00
	1/19/24	29649	2024 PETTY CASH	\$ 200.00
	1/18/24	29650	JODI SHAW	\$ 50.00
	1/23/24	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 41,161.19
	1/24/24	WIRE	SPECIAL TRUST - STORM EMERGENCY	\$ 55,000.00
	1/24/24	WIRE	SPECIAL TRUST - ACCUM ABSENCES	\$ 15,000.00
	1/24/24	WIRE	RECREATION TRUST - BICENTENNIAL	\$ 2,000.00
	1/26/24	29651	SUSSEX CTY CLERK'S OFFICE	\$ 70.00
	1/26/24	29652	SUSSEX CTY CLERK'S OFFICE	\$ 70.00
	2/1/21	29653	KITTATINNY REGIONAL HS	\$ 417,123.20
	2/1/24	29654	STILLWATER TWP BOE	\$ 437,774.83
	2/1/24	29655	TOWNSHIP OF HAMPTON	\$ 33.19
			Subtotal of Fund	\$ 987,439.35
Dog Account				
			Subtotal of Fund	\$ -
Payroll Salary Agency				
	1/12/24	WIRE	PRUDENTIAL	\$ 255.16
	1/23/24	3264	NJ FAMILY SUPPORT PMT CENTER	\$ 199.85
	1/23/24	3265	TEAMSTERS	\$ 515.00
	1/23/24	WIRE	STILLWATER TWP PAYROLL ACCT	\$ 26,863.68
	1/23/24	WIRE	CURRENT FUND - SHBP	\$ 3,483.32
	1/24/24	WIRE	IRS	\$ 8,720.09
	1/24/24	WIRE	STATE OF NJ - GIT	\$ 1,091.20
	1/26/24	WIRE	NATIONWIDE	\$ 112.00
	1/23/24	WIRE	PERS	\$ 3,385.79
	1/26/24	WIRE	PRUDENTIAL	\$ 265.50
			Subtotal of Fund	\$ 44,891.59
Recycling Trust				
	1/23/24	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 75.92
			Subtotal of Fund	\$ 75.92
			Grand Total All Manual Checks Issued:	\$ 1,032,466.86
GRAND TOTAL OF BILLS				\$ 1,125,317.14

List of Bills - (0110101000001) Cash - Current CURRENT FUND

Check#	Vendor	Description	Payment	Check Total
29656	1035 - AMAZON CAPITAL SERVICES	PO 14517 ORDER# 111-9797420-6983431 - VEHICLE MAI	65.96	
		PO 14631 ORDER# 111-1797590-8270161 - VEHICLE MAI	304.03	369.99
29657	477 - ATLANTIC COMMUNICATIONS ELECTRONICS	PO 14642 INV# 21936 - VEHICLE MAINTENANCE	108.00	108.00
29658	117 - CAMPBELL SUPPLY COMPANY OF SUSSEX COUNTY	PO 14612 INV# Q005028013 - VEHICLE MAINTENANCE (4,558.93	
		PO 14639 INV# C005081778:01 - VEHICLE MAINTENANCE	215.34	4,774.27
29659	1231 - CARSON 1994 CORP	PO 14650 INV# 568373 - CUSTODIAL SERVICES - FEB 2	650.00	650.00
29660	1071 - DANFORTH'S	PO 14644 INV# 39783 - VEHICLE MAINTENANCE	208.64	208.64
29661	1332 - DENNIS SHILANSKI	PO 14643 REFUND OF 2023 TAXES - BLOCK 1605 LOT 2.	689.59	689.59
29662	70 - DOLAN AND DOLAN PA	PO 14507 STMT# 949234,949235 - PB LEGAL SERVICES	855.30	
		PO 14508 STMT# 949230,949231 - ZB LEGAL SERVICES	821.30	1,676.60
29663	1124 - EUROFINS ENVIRONMENT TESTING	PO 14603 INV# 6300053140,6300053158 - LANDFILL WA	2,166.00	2,166.00
29664	1147 - GLORY & BRAND	PO 14651 INV# 1902 - WEBSITE	1,320.00	1,320.00
29665	154 - IPD	PO 14573 INV# 1324 - WEBINAR "THE BASIC FOURS OF	50.00	50.00
29666	623 - J.C. EHRLICH CO., INC.	PO 14632 INV# 56129668 - PEST CONTROL SERVICES -	158.05	158.05
29667	1230 - JACK BELL	PO 14630 4TH QTR 2023 - MILEAGE - PLUMBING INSPEC	176.88	176.88
29668	41 - JERSEY CENTRAL POWER AND LIGHT	PO 14599 INV# 95019680601 ACCT# 200000020731 1/	754.27	754.27
29669	41 - JERSEY CENTRAL POWER AND LIGHT	PO 14649 INV# 1/29/2024 ACCT# 100137770515	193.49	193.49
29670	817 - JP MONZO MUNICIPAL CONSULTING, LLC	PO 14574 REGISTRATION - WEBINAR "ETHICS 2024" 2/	100.00	100.00
29671	337 - MINISINK PRESS, INC.	PO 14614 EMAIL QUOTE - BUSINESS CARDS	42.00	42.00
29672	21 - NEW JERSEY PLANNING OFFICIALS	PO 14588 2024 MEMBERSHIP ZONING/PLANNING	370.00	370.00
29673	1067 - NJBOA MEMBERSHIP	PO 14638 2024 MEMBERSHIP - NJ BUILDING OFFICIALS	100.00	100.00
29674	52 - NORTH EAST PARTS GROUP, LLC	PO 14613 INV# 280635 - STFD VEHICLE MAINTENANCE	119.08	
		PO 14645 INV# 280683 - VEHICLE MAINTENANCE	315.86	
		PO 14648 INV# 281856 - VEHICLE MAINTENANCE	348.33	783.27
29675	859 - PAT MURPHY	PO 14629 4TH QTR 2023 MILEAGE - ELECTRICAL INSPEC	147.50	147.50
29676	1158 - PLANET NETWORKS, INC	PO 14641 INV# INV-2401-0031536, INV-2401-0032219	1,260.52	1,260.52
29677	79 - RNETCO SUPERMARKETS (SHOPRITE)	PO 14634 RECEIPT 1/17/2024 - SUPPLIES	177.67	177.67
29678	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 14600 INV# 6571 - SOLID WASTE DISP; COMINGLED	1,130.21	
		PO 14633 INV# 6600,6626 - SOLID WASTE DISP; COMIN	1,536.52	2,666.73
29679	425 - STAPLES	PO 14564 ORDER# 7623605508 - OFFICE SUPPLIES	488.60	
		PO 14601 ORDER# 7623847843 - OFFICE SUPPLIES	35.23	523.83
29680	102 - STATEWIDE INSURANCE FUND	PO 14640 INV# 2024A76 - FUND YEAR 2023 INSURANCE	46,775.25	46,775.25
29681	1330 - STEVE MACIAG	PO 14596 SUBSTITUTE ELECTRICAL INSPECTOR 12/28/2	35.00	35.00
29682	238 - T.A. MOUNTFORD COMPANY	PO 14622 INV# 5158 - TONER	210.00	210.00
29683	156 - TRACTOR SUPPLY COMPANY	PO 14646 TICKET# 852104 - VEHICLE MAINTENANCE	337.92	
		PO 14647 TICKET# 825350 - VEHICLE MAINTENANCE; DE	73.40	411.32
29684	568 - WB MASON CO., INC	PO 14565 ORDER# S140537603 - OFFICE SUPPLIES	133.76	133.76
29685	103 - WELDON QUARRY CO., LLC	PO 14602 INV# 2046832 - ASPHALT	514.00	514.00
29686	428 - WILLCO A/C, R & H, INC.	PO 14597 INV# 52241 - DPW FURNACE SERVICE 1/16/2	565.00	565.00
TOTAL				68,111.63

**List of Bills - (0410101000001) Cash - General Capital
General Capital**

Check#	Vendor	Description	Payment	Check Total
664	477 - ATLANTIC COMMUNICATIONS ELECTRONICS	PO 14475 ESTIMATE# SDPW12523 - VEHICLE MAINTENANC	495.50	495.50
665	1040 - ROAD SAFETY SYSTEM, LLC	PO 14043 REQUISITION - MT BENEVOLENCE PHASE 2 (20	18,580.00	18,580.00
666	126 - VAN CLEEF ENGINEERING ASSOC, LLC	PO 12721 PROPOSAL - MT BENEVOLENCE PHASE I - MA 2	1,337.00	
		PO 13825 PROPOSAL - MT BENEVOLENCE PHASE II - MA	1,004.00	2,341.00
TOTAL				21,416.50

**List of Bills - (7510101000001) Recycling Trust - CASH
RECYCLING TRUST ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
674	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 14600 INV# 6571 - SOLID WASTE DISP; COMINGLED	208.65	
		PO 14633 INV# 6600,6626 - SOLID WASTE DISP; COMIN	302.25	510.90
TOTAL				510.90

**List of Bills - (7910101000001) ESCROW - CASH
ESCROW - SUBDIVISION ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
10315	70 - DOLAN AND DOLAN PA	PO 14506 STMT# 948964 - ZB LEGAL SERVICES - ARMEN	297.50	
		PO 14509 STMT# 949232 - ZB LEGAL SERVICES - ARMEN	272.00	
		PO 14510 STMT# 949233 - ZB LEGAL SERVICES - ZELIN	212.50	
		PO 14615 STMT# 949236,949237 - PB LEGAL SERVICES	705.50	
		PO 14619 STMT# 946880 - ZB LEGAL SERVICES - FISHE	74.25	
		PO 14620 STMT# 948732 - ZB LEGAL SERVICES - MCDON	68.00	1,629.75
10316	126 - VAN CLEEF ENGINEERING ASSOC, LLC	PO 14616 INV# STW-1001.003-2 - PB ENGINEERING SER	1,181.50	1,181.50
TOTAL				2,811.25

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY
RESOLUTION 2024-033**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER 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 February 6, 2024 and on file and available for public inspection in the Office of the Chief Financial Officer and approved by the Chief Financial Officer for payment, be paid.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Stillwater Township Committee at their regular meeting held February 6, 2024, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles
Township Clerk