

**STILLWATER TOWNSHIP COMMITTEE  
REGULAR MEETING MINUTES**

**MARCH 5, 2024**

A **REGULAR MEETING** of the Stillwater Township Committee was called to order by Mayor L. Chammings at 7:01 p.m. Mayor L. Chammings stated that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 the Sunshine Law and that adequate notice of the meeting has been published in the New Jersey Herald as to the time, place, and date of meetings, and is posted in the usual location of posted notices in the municipal building as well as electronically on the township website and Facebook page.

**ROLL CALL:** Committeeman D. Manser, Committeewoman D. Delaney, Committeewoman V. Rumsey, Mayor L. Chammings, Committeeman G. Scott

**Also Present:** Township Attorney E. Bernstein

**FLAG SALUTE:** Mayor L. Chammings led the Flag Salute.

**MINUTES:** February 20, 2024 Special Budget, Regular & Executive Meeting Minutes

A **MOTION** was made by Committeewoman D. Delaney and seconded by Committeewoman V. Rumsey to adopt the meeting minutes as presented.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; abstain, Mayor L. Chammings; yes. Motion carried with 4 in favor and 1 abstention.

**CORRESPONDENCE:**

1. 2023 Annual Report of the Stillwater Tax Assessor's Office

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to approve the 2023 Annual Report of the Tax Assessor.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

2. DPW Report February 1- February 29<sup>th</sup> 2024

A **MOTION** was made by Committeeman G. Scott and seconded by Committeewoman D. Delaney to approve the DPW Report for February.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

3. Fire Department Report February 2024

Committeewoman V. Rumsey stated that they Township Committee was given the Fire Department report that evening to review. The Committee took a moment to read over the report.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to approve the Fire Department Report for February.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

**COMMITTEE REPORTS:**

**Committeeman David Manser**

Board of Education

Committeeman D. Manser stated that he attended the Board of Education meeting on February 26<sup>th</sup>. They paid the bills, discussed upcoming activities, and announced that they are doing law enforcement training during Spring Break on April 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> at the school. All municipalities are able to join and some other counties will be attending the training exercise as well. There is a family skate night coming up, tricky tray, they talked about the egg hunt in conjunction with the recreation commission and fire department. He said that there are some issues at the school in the gym area; it is settling issues and there are cracks on the walls. They don't have the final report back from the engineer yet. They will be doing the work in the summer with their other general maintenance.

Recreation Commission

Committeeman D. Manser stated that the recreation commission is diligently working on Stillwater Day. They will be having a workshop meeting on March 18<sup>th</sup> at 7pm to discuss the events of the day further. They are currently lining up tents, bounce houses and looking for generators to use for the day. Multiple field uses were submitted for the spring season. The KRHS girls' softball will be using the field at Veteran's Park which they haven't used in awhile which is great. The bus trip to Wind Creek was about ¾ of the way full and was a good trip; some won, some lost, but everyone had fun. They discussed scheduling another bus trip to a Yankee's game late spring or early summer. They will also be doing a community night to a Miner's baseball game on August 18<sup>th</sup>.

Committeeman D. Manser stated that an issue was brought up and he was asked how to rectify it. A lot of people are bringing their dogs to Veteran's Park and letting them run loose. They do not clean up after the dog has defecated on the fields. Soon kids will be using the fields for the spring sports. They asked how they can stop that from happening. The Township Committee discussed purchasing the receptacles and bags to put around Veteran's Park for people to use to clean up after their dogs.

Committeeman D. Manser stated that they also discussed the pickleball courts, where the new ones can go, etc. Mr. Sylvester brought out a map of Veteran's Park to see what can be used and what can't be. Committeeman D. Manser also noted that Mrs. Minervino will be running some senior citizen safety programs at the Community Center. They will be on Emergency Preparedness for your Home March 20<sup>th</sup>, Home Burglary Awareness/Prevention on April 11<sup>th</sup>, and Project Lifesaver on March 16<sup>th</sup> from 1-2pm.

Recycling Center

Committeeman D. Manser stated that he visited the Recycling Center over the weekend. He said there were some scheduling changes due to spring sports starting. Everyone's doing a great job.

**Committeewoman Dawn Delaney**

Planning Board

Committeewoman D. Delaney stated that the Planning Board meeting was cancelled.

Recreation Commission

Committeewoman D. Delaney stated that Committeeman D. Manser covered everything from the Rec Commission meeting.

Zoning Board of Adjustment

Committeewoman D. Delaney stated that the Zoning Board meeting was cancelled.

Finance

Committeewoman D. Delaney stated that she didn't have anything to report on finance this month, that she has not met with the CFO.

**Committeeman George Scott**

DPW

Committeeman G. Scott stated that the Township Committee received the report for the month of February from the DPW and that they have been busy, as always. He stated that the weather has been very fortunate so they haven't had too much snow removal this winter. The DPW has been working on the trucks and have the big loader running. They have also been cleaning up the drains and some trees that needed to be cleared from the roadways or taken down after the wind that occurred last week. They have replaced the stop sign at Five Points Lane.

Engineering

Committeeman G. Scott stated that he didn't have anything on engineering to report at this time.

**Committeewoman Vera Rumsey**

Emergency Services

Committeewoman V. Rumsey stated that the department received 11 fire calls and 49 EMS calls in the month of February. One of the EMS calls was a mutual aid into Warren County for what was initially an active shooter situation. Thankfully the initial reports were wrong and after having both ambulances standing by, they were cleared without being needed. They had their first tech rescue on the Appalachian trail in the beginning of the month the same day that they helped the YMCA during their polar plunge. Their training of the month consisted of building construction and fire behavior drill, as well as a joint drill with Hampton and Fredon for their yearly refreshers in blood borne pathogens and right to know/hazmat. They also had over a dozen members complete their CPR refresher which is a bi-yearly training. The department's new incident command vehicle is painted and now getting the lettering done. They should be able to place in service around April. They had a member complete the NJ EMT training program and successfully pass his national registered emergency medical technical exam. As the wet weather continues to be upon us we are going to have a special drill for our water rescue team while the rivers are high and flowing faster than normal.

Community Center

Committeewoman V. Rumsey stated that the new Community Center Agreements have been sent out to the Civic Organizations and is posted online for private party requests. The building has been kept very clean. She stated that there is a problem with cigarette butts being left in the mulch by the front entrance. She stated that a "No Smoking" sign needs to be hung by the entrance and purchase a bucket with sand in it to set up a designated smoking area so that people aren't smoking so close to the building or putting their cigarettes out in such a flammable area.

Zoning Board of Adjustment

Committeewoman V. Rumsey stated that the Zoning Board meeting was cancelled.

Personnel

Nothing to report.

**Mayor Lisa Chammings**

Environmental Commission

Mayor L. Chammings stated that the environmental commission had a site survey for a shed from Swartswood Deli to use. They also discussed water testing with Mr. Lippencott. The Stillwater Trex program collected 283 pounds of plastic.

Legal

Mayor L. Chammings stated that she spoke with the Township Attorney regarding the Outdoor Public Event happening this month and some other legal matters.

CERT

Mayor L. Chammings stated that she gave an update on CERT at the last meeting. Marcia Bradley is stepping down as coordinator, Maureen Tsadilas will be the new coordinator. They will be helping assist with the Easter Egg Hunt. They are looking to attend a Stop the Bleed course and discussed upcoming training courses at Summerset for new members.

Mayor L. Chammings stated that she took the ICS400 course which is a 16-hour incident command course with Chief Banghart.

Personnel

Mayor L. Chammings stated that she has some evaluations that were completed. She also discovered an evaluation form and an employee warning form that the County uses. She is working on adjusting them to suit Stillwater Township.

Mayor L. Chammings stated that she was also given an employee application for electrical sub-contractor for when our inspector is away on vacation.

**AMENDMENTS TO AGENDA:**

There were no amendments to the agenda.

**PUBLIC SESSION (Agenda Items Only – 3 Minute Time Limit)**

**Public Session Open 7:28 pm.**

No public comment.

**Public Session Closed 7:28 pm.**

**OLD BUSINESS**

992 Fairview Lake Road Update

Mayor L. Chammings stated that there was another zoom meeting regarding 992 Fairview Lake Road between herself, the Township Attorney, the Municipal Clerk, DEP Representative Rachel Stopper and ADR Environmental David Lott. She stated that it was more of a legal discussion of what the town could be held liable for. Township Attorney E. Bernstein stated that under no circumstances should the town be responsible for any of it. Mayor L. Chammings stated at this point that they would be moving forward with the next phase with the money from the grant to start site sampling and remediation.

**NEW BUSINESS**

**ORDINANCE INTRODUCTION AND FIRST READING**

**ORDINANCE 2024-08**

**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 18, 2024, 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 18, 2024 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.

**SCHEDULE A**

<b><u>Tax Block</u></b>	<b><u>Lot</u></b>	<b><u>Location</u></b>	<b><u>Lot Size</u></b>	<b><u>Minimum Sale Price</u></b>
301	7	Poplar Terrace	338 x 100	\$250
301	5	Poplar Terrace	75 x 100	\$250
409	1	Lower Lake W	150 x 105	\$250
409	14	Vine Way	75 x 100	\$250

**A MOTION** was made by Committeeman G. Scott and seconded by Committeewoman V. Rumsey, to Introduce Ordinance 2024-08.

Mayor L. Chamblings stated that she spoke with DPW Supervisor G. Leatham regarding the above properties to see if they were properties that the town needed to keep for drainage purposes. He responded that in his opinion they properties are not needed by the township. She also provided maps to the other Township Committee members to be able to see where the block and lots were located. One of the lots is 0.78 acres and is listed as \$250 but she felt that it should be changed to \$500 considering it's over a half an acre. The properties are listed to only contiguous property owners at this time. The 0.78-acre lot is not considered a buildable lot but it could be if they seek variances they may be approved so it should go for more than the smaller lots. The Township Committee agreed to change Block 301 Lot 7 from \$250 to \$500.

Mayor L. Chamblings stated that an individual was interested in purchasing Block 409 Lot 1 and Block 409 Lot 14 however he is only currently contiguous to lot 14. If he purchases lot 14 it is contiguous to lot 1. The Township attorney explained that he needs to close on lot 14 fully first before being qualified to purchase lot 1, which would need to be at a later time.

**A MOTION** was made by Committeeman G. Scott and seconded by Committeewoman V. Rumsey, to Introduce Ordinance 2024-08 with the amendment to change the sale price of Block 301 Lot 7 to \$500.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamblings; yes. Motion carried with all in favor.

**RESOLUTIONS**

**RESOLUTION # 2024-40**

**RESOLUTION OF THE TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF STILLWATER  
AUTHORIZING THE ISSUANCE OF RAFFLE LICENSE  
RA-2024-01**

**WHEREAS** the following Raffle Application with required fees have been submitted for Township Committee approval;

<b><u>Raffle #</u></b>	<b><u>Applicant</u></b>	<b><u>Date</u></b>	<b><u>Type of Game</u></b>
RA-2024-01	Domestic Abuse Services, Inc.	03/22/2024	Tricky Tray

**WHEREAS** said Raffle Applications have been provided to the Township Committee and New Jersey State Police for their review;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Stillwater, County of Sussex, State of New Jersey, the following:



1. The appropriate officials are hereby authorized to execute the findings and determination for the above application and shall forward same to the Legalized Games of Chance Control Commission (LGCCC) for review.
2. That the above license shall be issued pending LGCCC approval, pursuant to N.J.A.C. 13.1 et seq.

**A MOTION** was made by Committeewoman D. Delaney and seconded by Committeewoman V. Rumsey Delaney to adopt Resolution 2024-40.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamblings; yes. Motion carried with all in favor.

### **RESOLUTION # 2024 –41**

#### **A RESOLUTION TO AUTHORIZE LIEN REDEMPTION ON BLOCK 4106 LOT 2**

**WHEREAS**, on December 6, 2023 Terry Beshada, Collector of Taxes sold at Public Auction Tax Lien for delinquent Municipal Taxes on premises known as Block 4106 Lot 2 to Zhanna Kelley of 168C Edgewater Park, Bronx, NY 10465, and

**WHEREAS**, The Tax Collector has received redemption of said lien on February 28, 2024 and has deposited funds into the Current Account of the Township of Stillwater,

**NOW THEREFORE BE IT RESOLVED**, By the Mayor and Committee of the Township of Stillwater that the Tax Collector be authorized once funds have cleared, that the tax lien be redeemed and cancelled from record.

**A MOTION** was made by Committeewoman V. Rumsey and seconded by Committeeman D. Manser to adopt Resolution 2024-41.

Mayor L. Chamblings stated that the property location was not listed on the resolution, the property is located in Paulinskill Lake off of Edgewood.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamblings; yes. Motion carried with all in favor.

### **RESOLUTION # 2024-42**

#### **A RESOLUTION TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT WITH AARP FOR THE FLAGSHIP GRANT**

**NOW, THEREFORE, BE IT RESOLVED** that Council of Township of Stillwater formally approves the grant application for the AARP Flagship Grant.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application to AARP on behalf of the Township of Stillwater.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Stillwater and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**A MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to adopt Resolution 2024-42.

Committeewoman V. Rumsey thanked Township Resident K. Draghi for giving the township the information on the AARP Grant. Mayor L. Chammings noted that it is a pay up front grant and that the town will know if they've been awarded money in May.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

**RESOLUTION # 2024-43**

**RESOLUTION SUPPORTING HISTORICAL SOCIETY OF STILLWATER TOWNSHIP  
IN APPLYING TO THE NEW JERSEY HISTORIC TRUST FOR A GRANT TO FUND  
AN ENGINEERING ASSESSMENT OF THE GRIST MILL**

**WHEREAS**, the Casper & Abraham Shafer Grist Mill in Stillwater, New Jersey is listed on the National Register and State Register of Historic Places and is a centerpiece of the historic fabric of Stillwater Township; and

**WHEREAS**, the Historical Society of Stillwater Township is applying to the New Jersey Historic Trust for a grant to fund an engineering assessment of the Casper & Abraham Shafer Grist Mill in Stillwater New Jersey to better understand the structural issues; and

**WHEREAS**, with the information in hand from the engineer, future grants will focus on rehabilitation of specific problems with the Grist Mill; and

**WHEREAS**, they are requesting a letter of support from Stillwater Township; and

**WHEREAS**, the Stillwater Township Committee acts in full support of the proposed program; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Stillwater, County of Sussex, New Jersey hereby supports the Historical Society of Stillwater Township in applying for the grant application. A copy of this Resolution shall be sent to the New Jersey Historic Trust and provided to the Historical Society of Stillwater Township.

**A MOTION** was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser to adopt Resolution 2024-43.

Mayor L. Chammings stated that this was presented by Mr. Sylvester at the last Township Committee meeting, asking for support from the township to apply for a grant to restore the Grist Mill.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

**RESOLUTION # 2024-44**

**A RESOLUTION TO APPROVE THE OUTDOOR PUBLIC EVENT REQUEST FROM  
BROADSIDE PRODUCTIONS, INC.**

**WHEREAS**, Broadside Productions Inc., has properly applied for an outdoor public event for their upcoming movie filming in Stillwater Township as per Chapter 172; and

**WHEREAS**, they have met all of the requirements and have acquired the proper signatures; and

**WHEREAS**, they have been approved to be on Township Roads, the Township right of ways, and have approval from the homeowner of 952 Old Schoolhouse Road for use of their private residence and property;

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Stillwater to formally approve the outdoor public event request from Broadside Productions, Inc.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to adopt Resolution 2024-44.

Township Attorney E. Bernstein reviewed the paperwork and all is in order for the outdoor public event.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

**RESOLUTION # 2024-45**

**RESOLUTION TO CANCEL FEBRUARY TAXES AS PROPERTY OWNER HAS BEEN APPROVED FOR 100% EXEMPT AND DISABLED VETERAN**

**WHEREAS**, Block 3704 Lot 5 also known as 911 Hillcrest Road, Stillwater; and

**WHEREAS**, they were approved for a 100% exemption for a Disabled Veteran by the tax assessor and property taxes in the amount of \$2,159.88 were paid for the November 1, 2023 tax quarter were paid.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Township Committee that the Tax Collector be authorized to refund these taxes for the February 1, 2024 tax quarter.

A **MOTION** was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser to adopt Resolution 2024-45.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

There was a discussion regarding exempt vet allowances/

**DISCUSSION ITEMS:**

Educational Benefit Request

Committeewoman V. Rumsey stated that Mayor L. Chammings submitted an educational benefit request to take a course on The Power & Duties of the Municipal Governing Body. The course is designed to assist elected officials in the many facets of government organization. The course costs \$200 and she will be attending the 6-hour Zoom course on April 3<sup>rd</sup>. The course is open to all elected officials.

A **MOTION** was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser to approve the Educational Benefit Request from Mayor L. Chammings.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; abstain. Motion carried with 4 in favor and 1 abstention.

Staff Request for the “Floating Holiday” for General Election to close the office on July 5, 2024

Mayor L. Chammings explained that the township employees, including the DPW are given a floating holiday for working on General Election Day which is a holiday. Instead of everyone taking a random day through the year, they put in a request to all have off for July 5<sup>th</sup> and to close the building.

**A MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney, to approve closing the Municipal Office so that the Floating Holiday to be observed on July 5, 2024.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

#### First Public Land Sales of Township Owned Properties

Mayor L. Chammings stated that she received a list from the tax assessor of the properties that the town owns. She briefly checked with the tax collector and there are no liens noted on any of them. There could still be liens on the property however, it would need to be looked into further. She stated that some of the lots have multiple acres on them. Those properties would need an appraiser to come in and give an appraised amount which then may be put up for public auction. She stated that they would need to go through the list and check to make sure that no funky liens are on any of the properties beforehand. The Tax Assessor added the parks/DPW to the description when making the list so that they shouldn't show up as vacant property. Mayor L. Chammings stated that they also don't want to sell right along the lake, they may need that property/road for something else. The lots may or may not be considered buildable depending on what zone they are in the township. Township Attorney E. Bernstein stated that the township must declare it no longer considered for a public purpose before they're allowed to sell it which must be done by Resolution. They must come up with a minimum bid price beforehand as well. They must also publicly advertise then they may sell the property by bid, private or public auction. They also need a title search company to make sure that there definitely aren't any liens on the property. The costs incurred for the title search, advertising and appraisal are the responsibility of the township so they should consider that when deciding on the starting price.

Committeewoman D. Delaney stated that she may be interested in one of the properties, as a Township Committee person, can she still bid on the property? Township Attorney E. Bernstein replied that she can bid on the property, that the property that she's interested in would just need to be on a separate resolution from the rest or she wouldn't be able to be apart of the land sale process at all. He suggested that the Township Committee review the list of properties, select between 6-12 that they want to move forward with then to speak with the tax assessor first. Then the title search, appraisal, etc. He asked Municipal Clerk to put it on the April meeting agenda.

#### **PUBLIC SESSION (any subject – 3-minute limit)**

Township Resident L. Feenstra stated that she lives on West End on the Brannigan Hill part and that it's loaded with dead trees. She asked if the township could help with clearing them. Mayor L. Chammings stated that the DPW purchased a bucket truck for that reason, they need to complete their training then they can begin cutting down trees as long as they aren't touching any wires.

Township Resident L. Feenstra stated that she also has a flooding issue at her house in the back yard. She noticed that the flooding has become worse as people have been paving their driveways. There is a cul-de-sac up behind her house that has conduits that drain right into her back yard. She stated that her septic is in her front yard but even there the ground is spongy. She also has put in two dry wells but they haven't helped. There is a lot of runoff water from the culverts that run into her yard. The Township Committee discussed if this could be a stormwater management issue and having the Township Engineer to go evaluate the area. Mrs. Feenstra suggested rerouting the water to go from the culvert to another culvert down at the bottom of the hill which goes into a brook. The Township Committee stated that they would contact the Township Engineer and see what they could do.

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Township Resident Joseph Doherty read the following to be made a part of the official record:

*“IT IS WITH ANGER, OUTRAGE AND FRUSTRATION THAT I CONTINUE TO WITNESS THE OBSCENE AND UNABATED MIGRATION INVASION OF AMERICA. EVERY DAY THERE ARE MARCHES AND DEMONSTRATIONS ALL OVER THE COUNTRY ON THE ISRAELI- PALESTINIAN CONFLICT AND ANY NUMBER OF OTHER CAUSES, BUT NOT*

*ONE ORGANIZED MARCH AGAINST THE MASS ASSAULT ON OUR BELOVED COUNTRY. WHERE IS THE "MILLION MAN" MARCH ON WASHINGTON DEMANDING THE REMOVAL FROM OFFICE AND THE PROSECUTION OF THE TRAITOR JOE BIDEN AND HIS MINIONS FOR CREATING AND PROMOTING THIS NIGHTMARE?! WHERE IS THE CRY OF OUTRAGE AND ANGER OF THE SELLOUT OF OUR NATION?! WHAT KIND OF AMERICANS ARE WE TO ALLOW THIS TO HAPPEN RIGHT BEFORE OUR EYES?! WHAT KIND OF PEOPLE HAVE WE BECOME THAT WE SIT IDLY BY WHILE OUR HOMELAND IS VIOLATED BY FOREIGN NATIONALS BENT ON HARMING THIS NATION AND ITS CITIZENS AND BY THOSE WHO SEEK TO TAKE ADVANTAGE OF OUR SOCIO-ECONOMIC SYSTEM AND BECOME LIFE-LONG BURDENS ON THE AMERICAN TAXPAYER?! WHERE IS THE HOWL OF DISBELIEF THAT BORDER PATROL AGENTS, WHO ARE ISSUED SIDEARMS AS PART OF THEIR DUTY TO PROTECT THEMSELVES AND THE PUBLIC, KEEP THEM HOLSTERED WHILE THEY PLAY RECEPTIONISTS AND CLERKS TO THE INVADERS INSTEAD OF REPELLING THEM?! THIS IS A CALCULATED WELL-PLANNED INVASION OF OUR COUNTRY. WHAT MAKES IT EVEN MORE OUTRAGEOUS IS THE DIRECTOR OF THE SO-CALLED DEPARTMENT OF HOMELAND SECURITY CLAIMING THAT THE BORDER IS SECURE. HE IS A LYING ETHNIC-IDENTITY BUREAUCRAT WHO HAS DIRECTED HIS DEPARTMENT EMPLOYEES NOT TO USE THE TERM ILLEGAL IMMIGRANTS SO AS TO BE MORE COMPASSIONATE. HE PREFERS THE TERM NON-CITIZENS. THE ENTIRE SCENCE IS SHAMEFUL AND INSANE! IT IS TIME WE PUT OUR PRIORITIES IN ORDER AND STAND UP FOR AMERICA. IT IS TIME THAT WE MODERATE OUR SELF-INDULGENT LIFESTYLE, TURN OFF THE TV AND SET ASIDE OUR ZOMBIE-LIKE ADDICTION TO TECHNOLOGY AND FANATICAL LOYALTY TO PROFESSIONAL SPORTING EVENTS AND FOCUS ON THAT WHICH SHOULD BE MOST IMPORTANT TO US AND THE FUTURE OF OUR COUNTRY....THE SURVIVAL OF A SOVEREIGN, FREE AND INDEPENDENT UNITED STATES OF AMERICA! GOD BLESS AMERICA! GOD HELP AMERICA!"*

Mayor L. Chammings asked Mr. Doherty if he has tried reaching a larger audience with his statements which he replied that he has within the state but never further then that. He enjoys coming to the Township and having his voice heard. The Township Committee thanked him for his comments and expressed that his statements are always well written.

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Township Resident W. Doolittle stated that when he comes to the board meeting at the Municipal Office that the parking lot is very dark. He feels that it is a safety issue to not have a well-lit parking lot. Mayor L. Chammings stated that the town will contact JCP&L to see if they will fix their large light pole at the end of the parking lot and that she will see if the light over the garage bays can be changed to motion detector lights.

No further public comment.

**PUBLIC SESSION CLOSED**

**ATTORNEY'S REPORT**

**BILLS LIST #04**     \$1,071,133.03

**RESOLUTION 2024-46**                      **AUTHORIZING PAYMENT OF BILLS**

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the proper account; and

**WHEREAS**, the Chief Financial 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 March 5, 2024, are 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.

**A MOTION** was made by Committeeman G. Scott and seconded by Mayor L. Chammings to adopt Resolution 2024-46, funds permitting.

Committeewoman V. Rumsey asked for PO 14690 to Security CA in the amount of \$67 to be pulled from the bills list for clarification. Mayor L. Chammings stated that this bill was for a new computer monitor for the security system.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

**EXECUTIVE SESSION:** held in the Stillwater Township Municipal Building.

**A MOTION** was made by Committeewoman V. Rumsey, seconded by Committeewoman D. Delaney, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 8:31 p.m.

**STILLWATER TOWNSHIP COMMITTEE  
RESOLUTION FOR EXECUTIVE SESSION**

**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: 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.

**A MOTION** was made by Mayor L. Chammings and seconded by Committeewoman V. Rumsey to go back into Regular Session at 9:22 P.M.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

Township Attorney E. Bernstein stated to let the record reflect that all members of the governing body present commencing from Executive Session are present to recommence to the open session along with the Township Attorney and Township Clerk. A discussion was had between the Township Committee and the Township Attorney regarding a contractual agreement and personnel procedures and guidance regarding issues regarding personnel. Formal action will not be taken at this time. With that being said, the only appropriate motion is the motion to adjourn.

**ADJOURNMENT**

**A MOTION** was made by Committeeman G. Scott and seconded by Committeewoman D. Delaney, with all members in favor, to adjourn the meeting at 9:22 P.M.

Respectfully submitted,

Valerie Ingles  
Municipal Clerk