



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
April 22, 2024 @ 7:30 pm**

A **REGULAR MEETING** of the Stillwater Township Zoning Board of Adjustment was held on the above date and time. The meeting was called to order in accordance with the Open Public Meetings Act. The flag was saluted, and roll call taken:

MEMBERS PRESENT:

Mr. Lippencott, Mrs. Draghi, Mrs. Mountford, Mr. Kochenthal, Mr. Doolittle

MEMBERS ABSENT: Mr. van der Haeghen and Mr. Wykoff

ALSO PRESENT: William Haggerty, Esq., Joe Vuich, Engineer, Deputy Mayor, Vera Rumsey and Committee Woman, Dawn Delaney

SWEARING IN OF BOARD MEMEBERS: N/A

APPROVAL OF MINUTES: March 25, 2024

Mrs. Mountford made the motion to approve the March 2024 minutes, seconded by Mr. Kochenthal.

Roll Call: Mrs. Mountford – Yes, Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Doolittle – Abstained

RESOLUTIONS: None

COMPLETENESS:

Stillwater Farms, 999 Stillwater Rd., Block 2401, Lot 19.07

Mr. Vuich's Engineer's report was received and reviewed by the Board.

Mr. Kochenthal made a motion to deem the matter complete, seconded by Mrs. Draghi

Roll Call: Mr. Kochenthal – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes

Swartswood Deli, 911 Swartswood Road, Block 1703, Lot 12.02

Mr. Kochenthal made a motion to deem the matter incomplete, seconded by Mrs. Mountford.

Roll Call: Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Doolittle – Yes

HEARINGS: Stillwater Farms, 999 Stillwater Rd., Block 2401, Lot 19.07

Michael Selvaggi, Esq. introduced himself as the attorney representing Stillwater Farms. He testified that the applicant is seeking permission to construct a pole barn which is larger than the permitted size to be used for agricultural purposes.

He then introduced the applicant, Joseph Rivera, and the applicant's planner, Mr. Jason Dunn of Dykstra & Associates. Mr. Dunn was sworn in by Mr. Haggerty and accepted by the Board as a professional witness.

Mr. Dunn testified that the applicant is seeking approval for a 4800 sq. ft. barn (60 x 80 ft.) where 1,000 square feet is allowed. The applicant would like to create horse pastures, an 80 x 200ft riding ring, and a stormwater management infiltration basin. The barn and pasture will be used for his 4 horses who are currently being boarded elsewhere.

Mr. Joseph Rivera was sworn in by Mr. Haggerty. He testified that the oversized door to the barn will actually be two slider doors. He confirmed that the barn will not be used for commercial purposes, but solely for his family's personal use.

Mr. Dunn advised that due to the contour of the property, the barn will not be seen from the road or the neighbor's property.

Mrs. Mountford questioned the number of trees that would need to be removed to accommodate the pasture, barn and riding area. Mr. Dunn advised that approximately 5 acres would need to be cleared. She questioned the size of the barn for 4 horses and Mr. Rivera advised that the barn's use would be split between the horses and his farm equipment.

Mr. Dunn advised that the applicant would comply with all comments in Mr. Vuich's Engineer's Report as well as the soil erosion measures prior to construction.

The matter was opened to the public for comment. Michelle Vosper was sworn in. She is a neighbor to the applicant and questioned the ownership of a tributary strip of land in the hopes it would not be disturbed. She also questioned why there is a restriction as to the height of the barn. Mr. Haggerty explained the ordinance as to barn related structures.

Mrs. Draghi suggested that the approval of this application be conditional on the barn not being used commercially and/or for outside boarding purposes.

Mrs. Mountford made the motion to approve the Application, seconded by Mrs. Draghi.

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes

BILLS:

Mrs. Draghi made the motion to pay the following bills, seconded by Mr. Kochenthal.

Dolan & Dolan – General Matters	\$266.60
Dolan & Dolan – Swartswood Deli 1703/12.02	\$ 34.00
Dolan & Dolan – Stillwater Farms 2401/19.07	\$102.00
Van Cleef Engineering – Swartswood Deli 1703/12.02	\$ 73.50

Escrow Releases:

Newhouse	\$473.75
Fischer	\$177.50
Lotus Way	\$588.50
Stolzenberg	\$ 62.25
Maio	\$181.00
Skylands 10x LLC	\$603.50

Roll Call: Mrs. Draghi – Yes, Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes.

CORRESPONDENCE: NJPO

OLD/NEW BUSINESS: None

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 8:26pm. Being there was no public comment, the session was closed to the public.

COMMITTEE LIAISON REPORT: The Committee Liaison report was provided to the Board by Deputy Mayor, Vera Rumsey.

Stillwater has been experiencing a dumping issue as of late. The DPW employees have been instructed to take pictures of illegal dumping and if identification can be made, the Zoning Officer will contact the individual.

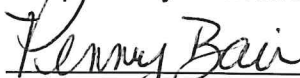
The current owner of the Church on Main Street must file the proper paperwork/permits and forms to utilize the building as a rental. The Fire Marshall will perform an occupancy inspection and notify the Health Department to inspect the kitchen.

The Firetruck is almost complete and should be delivered in May. The wet down ceremony will be moved to next year.

Mrs. Delaney advised that the Sheriff's patrols have been increased from 12,500 to 20,000 in hopes to address speeding as well as the oversized trucks that pass-through Stillwater.

ADJOURNMENT: With there being no further business, at 8:35pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,


 Penny Bair, Board Secretary
 April 22, 2024