



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
May 20, 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, Mr. Wykoff, Mrs. Draghi, Mrs. Mountford, Mr. Kochenthal, Mr. Doolittle

MEMBERS ABSENT: Mr. van der Haeghen

ALSO PRESENT: William Haggerty, Esq., Joe Vuich, Engineer, Deputy Mayor, Vera Rumsey

SWEARING IN OF BOARD MEMEBERS: N/A

APPROVAL OF MINUTES: April 22, 2024

Mrs. Draghi made the motion to approve the April 2024 minutes, seconded by Mr. Kochenthal.

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

RESOLUTIONS: Stillwater Farms, 999 Stillwater Road, Block 2401, Lot 19.07

Mr. Kochenthal made the motion to approve the above Resolution, seconded by Mrs. Mountford.

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

COMPLETENESS:

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

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. Mountford.

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

HEARINGS:

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

Applicant, Badar Qarmout was sworn in by Mr. Haggerty. Mr. Qarmout is seeking approval to place a prefabricated 12 x 20 shed on his property. The purpose of the shed is for storage for his business, Swartswood Deli and will be located directly behind the building. Mr. Qarmout addressed all questions of the Board. After discussion, the Board made the decision to approve the application, pending an as-built survey showing all improvements and setbacks as well as DEP approval.

The matter was opened to the public for comment at 7:57pm. There being no public comment, the matter was closed to the public.

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

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

BILLS:

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

Dolan & Dolan – General Matters	\$453.15
Dolan & Doaln – Zelinsky – 203/30	\$442.00
Dolan & Doaln – Stillwater Farms – 2401/19.07	\$450.50
Dolan & Doaln – Swartswood Deli – 1703/12.02	\$119.00
Dolan & Doaln – Zelinsky – 203/30	\$119.00
Dolan & Dolan – General Matters	\$725.60

Roll Call: Mr. Wykoff – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Kochenthal- 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 8:04pm. 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.

The dumping issue seems to have ended.

Stillwater Day will be held on June 1 at Veteran’s Memorial Park.

On Memorial Day at 10:00am, Mr. Lou Sylvester will host the annual ceremony honoring veterans at Veteran's Memorial Park.

Wiring at the Community Center has been fixed/upgraded. New tables and chairs have been received.

Summer Camps will be held for two weeks in August so the Center will be closed to all other business.

The Township has received numerous calls inquiring about the old Church which is now called the Collective. The Fire Marshall and Zoning Official will work to ensure all rules and regulations of the Township are followed.

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
May 20, 2024