

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
June 19, 2024

The Regular Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Chair Puccio.

Roll Call: Members Present:

Mrs. Puccio

Mr. Pierce

Mayor Chammings

Mrs. Wills

Mrs. Delaney

Mr. Voris

Mr. Lippencott

Members Absent: None

Also Present: William Haggerty, Esq. and Joe Vuich, PE, PP, CME

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

MINUTES:

Mr. Lippencott made the motion to approve the Minutes of April 17, 2024, seconded by Mr. Pierce. This approval was conditioned upon Mr. Lippencott's request for a revision of the Environmental Commission's report. The report should state that wetlands and recharge areas (as relative to the NJ Wetlands Maps) do exist on the property located at 932 Saddleback Road.

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

MEMORIALIZING RESOLUTIONS: None

COMPLETENESS: 907 Saddleback Road, Block 3501, Lot 2.01

Mr. Vuich advised that the Nature Conservancy has provided adequate information to deem this matter complete for a hearing.

Mayor Chammings made the motion to deem the application complete, seconded by Mr. Voris.

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

HEARINGS: 907 Saddleback Road, Block 3501, Lot 2.01

Robert McBriar, Esq. introduced himself as the attorney representing The Nature Conservancy who submitted an application requesting the implementation of various improvements, including an informational kiosk as well as maintaining approximately .25 of an acre walking trail. They will also be installing a bench midway along the trail which provides access to the Paulinskill River.

Henry Parrish testified as the Stewardship Coordinator of the Nature Conservancy. He advised there will be no changes to the existing 60x68ft parking area. The kiosk will include information on local wildlife, plant life, etc. The hours will be from sunrise to sunset and no overnight parking or entry will be allowed.

Mrs. Puccio inquired if a waste receptacle would be needed, and Mr. Parrish advised that trash is usually not an issue. A request was made for a statement to be added to the kiosk to advise the public to collect their trash and take it with them. Mrs. Puccio also asked if fishing will be accommodated. Mr. Parrish advised that typically they do not, but he could check with his colleagues.

Mr. Lippencott questioned if mulch would be put down and if there are any concerns regarding fishing access. Mr. Parrish advised that no fishing accommodations will be provided along the bank by the Nature Conservancy.

Mayor Chammings made the suggestion that the size of the kiosk meet the Township's sign ordinance requirements. She also requested that the bench be anchored to avoid it being washed away or vandalized.

In response to Mrs. Delaney's question, Mr. Parrish advised that pets will be welcomed.

OPEN TO THE PUBLIC: The meeting was opened to the public at 8:02.

The following individuals spoke during the public portion of the hearing.

Glenn and Diane Dworkin questioned if hunting and/or camping will be allowed. They are worried about danger to their horses. They requested "No Hunting" signs be posted.

Jennifer Bielen asked if they would be spraying the existing weeds as it currently looks unmanaged. Mr. Parrish advised that the Nature Conservancy does not spray but PSE&G may as they have a right of way. She voiced concerns about people utilizing the property for inappropriate uses.

Danielle Strong spoke with the same general concerns as Mrs. Bielen. She questioned if food/picnicking would be allowed and worries about nefarious activities.

Mr. Lippencott requested a maintenance schedule, and it was suggested that regular maintenance be made a requirement of the Resolution.

Mayor Chamings made the motion to approve the Application, seconded by Mr. Voris.

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

Public Session: Mrs. Puccio opened the meeting to the public at 8:18pm. There being no public comment, the meeting was closed to the public.

BILLS:

Mrs. Delany made the motion to pay the following bills, seconded by Mr. Pierce.

Dolan & Dolan – General	\$393.65
Dolan & Dolan - AF&EJF, LLC – 3502/1, 3306/2.07-2.99	\$110.50
Dolan & Dolan - AF&EJF, LLC – 3502/1, 3306/2.07-2.99	\$297.50
Dolan & Dolan - AF&EJF, LLC – 3502/1, 3306/2.07-2.99	\$136.00
Dolan & Dolan – Nature Conservancy – 3501/2.01	\$119.00
Dolan & Dolan – Nature Conservancy – 3501/2.01	\$459.00
Dolan & Dolan – Kelsky/Benz – 3302/2	\$595.00
Dolan & Dolan – Kelsky/Benz – 3302/2	\$ 34.00
Dolan & Dolan – Kelsky/Benz – 3302/2	\$127.50
Dolan & Dolan – Kelsky/Benz – 3302/2	\$ 34.00
Dolan & Dolan – Nature Conservancy – 3501/2.01	\$ 85.00
VanCleaf Engineering – Kelsky/Benz – 3302/2	\$139.00
VanCleaf Engineering - AF&EJF, LLC – 3502/1, 3306/2.07-2.99	\$294.00

Escrow Releases:

Dingertopadre	\$341.75
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Roll Call: Mrs. Delaney – Yes, Mr. Pierce – Yes, Mrs. Puccio – Yes, Mayor Chamings – Yes, Mrs. Wills – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes

OLD/NEW BUSINESS: Mr. Voris brought up the subject of two distressed properties.

-992 Fairview Lake Road. Mayor Chamings provided a status update regarding the progress toward remediation.

-1067 Route 521. This property has an abandoned tennis court with various unregistered and immobile vehicles. Discussion was held about bringing this to the attention of the Zoning Officer to investigate. Mr. Pierce will be checking with the County to see if a road opening permit is in place.

CORRESPONDENCE: None

LIAISONS:

The Committee Liaison Report were provided by Dawn Delaney and Mayor Chamings

Township Meeting of April 18, 2024

Four applicants were interviewed for the receptionist position and a candidate has been selected.

There was an adoption on Codification for Ordinances. They will be posted on our website and updated through 2022.

An outdoor table and refrigerator are being purchased for the Community Center.

The new fire apparatus will be delivered on Friday 6/21/24 and will be put into service upon inspection.

Liquor licenses were approved for The Northshore House and Stillwater Fire Department.

Mayor Chamings advised that if gypsy moths are an issue to the residents, they can let the clerk know in order to better address the issue next year.

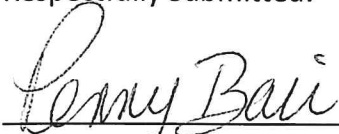
The Environmental Commission liaison report was provided by Emily Wills.

A presentation was hosted by the Food Shed Alliance on Paulinskill Wild and Scenic River Project. The project will be discussed in more detail at the August meeting.

EXCUTIVE SESSION: None

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

Respectfully Submitted:



Penny Bair/Board Secretary
June 19, 2024