

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
July 17, 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. Delaney
Mr. Voris
Mr. Lippencott

Members Absent: Mrs. Wills

Also Present: William Haggerty, Esq.

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:

Mayor Chammings made the motion to approve the Minutes of June 19, 2024, seconded by Mr. Voris. This approval was conditioned upon Mr. Voris' request for a revision to include the discussion of two distressed properties, 992 Fairview Lake Road and 1067 County Route 521.

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

MEMORIALIZING RESOLUTIONS: Nature Conservancy - 907 Saddleback Road, 3501/2.01

Mr. Voris made the motion to approve the Resolution, seconded by Mr. Pierce.

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

COMPLETENESS:

HEARINGS:

OPEN TO THE PUBLIC: The meeting was opened to the public at 7:37pm. There being no comment, the hearing was closed to the public at 7:37pm.

BILLS:

Mrs. Delaney made the motion to pay the following bills, seconded by Mr. Voris.

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

VanCleef Engineering – Nature Conservancy, 3501/2.01	\$367.50
Dolan & Dolan – General	\$720.20
Dolan & Dolan – AF&EJF, LLC – 3306/2.04-2.99	\$246.50
Dolan & Dolan – Nature Conservancy – 3501/2.01	\$416.50
Dolan & Dolan – Nature Conservancy – 3501/2.01	\$ 34.00

OLD/NEW BUSINESS: AF&EJF, LLC/Nature Conservancy

Mr. Haggerty explained that The Nature Conservancy has made a request to the Board to consider the reapproval of the prior Resolution giving a 190-day extension of time to record the Deeds required to complete this transaction.

Mayor Chammings made the motion to approve the extension of time for Deed recording, seconded by Mrs. Delaney.

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

- David Gray, Esquire appeared on behalf of AF&EJF, LLC, along with Nature Conservancy representatives, Mike Shanahan and Eliot Nagele.

Mr. Gray testified that the owners of the adjacent property, George and Jennifer Bielen, had some concerns regarding wording in the easement and as such, it was redrafted regarding the easement/access rights. The redrafted document has been signed and notarized and now calls for the signature of the Planning Board Chair and the Planning Board Secretary, which was completed.

Mr. Shanahan spoke to confirm the use of the easement would be for the Nature Conservancy only and open access by the public would not be allowed.

- A request was made by Dan Freed from Sussex County Records Management to do a presentation to the Board about their Parcel Document Viewer. It was agreed by all to invite Mr. Freed to the September hearing.
- Mr. Voris made an inquiry to Mr. Pierce regarding a possible road opening permit (if one has been applied for or is in place) for 1067 Route 521. Mr. Pierce advised that current research is being done regarding nearby bridges and surveys are being completed. He will follow up.

CORRESPONDENCE: None

LIAISONS:

The Committee Liaison Report were provided by Dawn Delaney

Township Meeting of July 16, 2024

Mr. Scott was excused absence.

The Committee gave its recommendation regarding a presentation that was made by Sussex Wantage Area Energy Cooperative. They are a 3rd party electric supplier who will be sending letters to our residents giving them the option to OPT out of the program. Unless an OPT out is chosen, residents will be included in their electric program which will show up on their JCP&L bills. The program proposes to provide an approximate savings of \$70-\$100 per year.

The Township is waiting on an updated tax rate, so the August tax payment due date has been extended to August 19, 2024.

A Resolution was adopted referring to stage 4 of the Mt. Benevolence paving project.

Additional funding in the amount of \$2,100.00 was obtained to renovate the tennis ball court in Swartswood at Stillwater Park to include 4 pickleball courts.

A list came out of Stillwater owned properties which are planning on being sold. The list is available to the public if requested.

The CFO has submitted for and received the following Grants from the State:

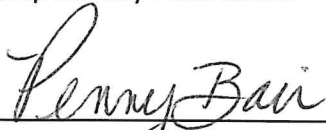
ARPF in the amount of \$42,000.00 and 2023 LRIG Grant in the amount of \$65,954.94. She is also preparing for the Bond Anticipation Note Sale in the amount of \$1,778,567.00.

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The meeting was opened to the public at 8:25pm. There being no comment, the hearing was closed to the public at 8:25pm.

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

Respectfully Submitted:

A handwritten signature in cursive script that reads "Penny Bair". The signature is written in black ink and is positioned above a horizontal line.

Penny Bair/Board Secretary

July 17, 2024