



**STILLWATER TOWNSHIP
TOWNSHIP COMMITTEE MEETING
AGENDA**

TUESDAY, May 20, 2025

Regular Meeting: 7:00 P.M.

Zoom Link: <https://us02web.zoom.us/j/87830809012>

OPENING STATEMENT: Adequate notice of this meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this meeting was included in the Annual Meeting Notice to the public and sent to the press on January 8, 2025, placed on the Official Bulletin Board at the Municipal Building, and posted electronically on the Stillwater Website.

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

FLAG SALUTE:

COMMITTEE REPORTS:

Committeeman George Scott

Committeeman David Manser

Committeewoman Dawn Delaney

Deputy Mayor Vera Rumsey

Mayor Lisa Chammings

AMENDMENTS TO AGENDA

OPEN PUBLIC SESSION (Agenda items only – 3 min time limit)

OLD BUSINESS:

PUBLIC HEARING & FINAL ADOPTION

ORDINANCE 2025-11

AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL
PROPERTY TO CONTIGUOUS PROPERTY OWNERS
PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

Open to the Public

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

Closed to the Public

Adoption Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

NEW BUSINESS:

ORDINANCE FIRST READING AND INTRODUCTION

ORDINANCE 2025-12

AN ORDINANCE OF THE TOWNSHIP OF STILLWATER COUNTY OF SUSSEX, NEW JERSEY AMENDING ORDINANCE 2021-15 ENTITLED “ORDINANCE OF THE TOWNSHIP OF STILLWATER ESTABLISHING FEES FOR THE USE OF THE COMMUNITY CENTER”

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

Resolutions

RESOLUTION 2025-084

MAYOR’S ACCEPTANCE OF THE RESIGNATION OF JENN MINERVINO AS A MEMBER OF THE RECREATION COMMISSION WITH COMMITTEE CONCURRENCE

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-085

REFUND OF PERMIT FEES TO TRINITY SOLAR

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-086

RESOLUTION TO AMEND 2025 BUDGET TO INCLUDE THE 2025 CLEAN COMMUNITIES GRANT

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-087

RESOLUTION AUTHORIZING THE PUBLIC SALE OF TOWNSHIP PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH MUNICIBID.COM PUBLIC AUCTION

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-088 REFUND OF COMMUNITY CENTER SECURITY DEPOSIT

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-089 RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE MT BENEVOLENCE PHASE IV PROJECT IN THE AMOUNT NOT TO EXCEED \$37,500

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-090 A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER ADOPTING THE 2025 SUSSEX COUNTY HAZARD MITIGATION PLAN

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RESOLUTION 2025-091 RESOLUTION CALLING FOR THE RESTORATION OF ENERGY TAXES TO MUNICIPALITIES

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

CONSENT AGENDA - All items with an Asterisk (*) are considered to be routine and non-controversial in nature. All such items will be handled by one (1) motion and one (1) second and one (1) vote. There will be no separate discussion of any of these items unless a Committee member requests same, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

***MINUTES:** April 29, 2025 Bicentennial Meeting Minutes
May 6, 2025 Meeting Minutes & Executive Session Minutes

***CORRESPONDENCE:**

1. Borough of Franklin Resolution Calling for the Restoration of Energy Taxes to Municipalities

***REPORTS:**

1. Recreation Commission Report – April 2025
2. Board of Health Receipts –April 2025

3. Construction Permit Activity Report- April 2025
4. Vacant/Abandoned Property Registration Report – April 2025
5. Convenience Center Report – April 2025
6. Registrar Report – April 2025
7. Certified Copies Report – April 2025
8. ACO Report – April 2025
9. Tax Collector Report- April 2025
10. Landlord Registrations- April 2025
11. Zoning Official Report- April 2025

APPROVAL OF THE CONSENT AGENDA

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chamblings ☐**DISCUSSION ITEMS: None****OPEN PUBLIC SESSION (any subject – 3-minute limit)****PUBLIC SESSION CLOSED****ATTORNEY’S REPORT****BILLS LIST #9 \$ 974,610.87****RESOLUTION 2025-092 Authorizing Payment of Bills**

Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chamblings ☐**EXECUTIVE SESSION:**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 permits the exclusion of the public from a meeting in 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, County of Sussex, New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is as follows:

☐ Personnel ☐ Contract ☐ Real Property ☐ Litigation/Potential Litigation
☒ Attorney Client ☐ Public Safety

3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter, subject to applicable law.

4. This resolution shall take effect immediately. Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

RETURN TO OPEN SESSION Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

ADJOURNMENT

Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser ☐ Delaney ☐ Rumsey ☐ Scott ☐ Chammings ☐

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2025-11

**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 24, 2025, at 3:00pm 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 24, 2025 at 3:00pm 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.

TOWNSHIP COMMITTEE

STILLWATER TOWNSHIP

ATTEST:

Valerie Ingles, Township Clerk

Lisa Chammings, Mayor

Introduced: May 6, 2025

Adopted: May 20, 2025

SCHEDULE A

<u>Tax Block</u>	<u>Lot</u>	<u>Location</u>	<u>Lot Size</u>	<u>Minimum Sale Price</u>
409	1	Lower Lake West	150 x 105	\$500
503	1	Back Road	1.3506 AC	\$1,000
507	1	Cherrywood Trail	1.405 AC	\$1,000
303	12	Spruce Trail	80 x 250	\$500
901	12	1014 Owassa Road	1.10 AC	\$1,000
901	16	Owassa Road	60 x 104	\$500
902	13	Owassa Road	150 x 100	\$500
902	16	Owassa Road	50 x 100	\$500
903	7	Plymouth Lake Dr E	50 x 330	\$500
903	23	Plymouth Lake Dr E	50 x 455	\$750
1001	5	913 Upper Drive	100 x 200	\$500
1101	42	Upper Drive	1.27 AC	\$1,000
1102	3	963 Owassa Road	50 x 200	\$500
1103	40	Upper Drive	98 x 174	\$500
1201	2	Plymouth Lake Dr E	150 x 313	\$1,000
1201	4	918 Plymouth Lake Dr E	50 x 297	\$500
1201	49	Owassa Road	50 x 140	\$500
1201	58	Owassa Road	60 x 117	\$500

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2025-12

**AN ORDINANCE OF THE TOWNSHIP OF STILLWATER
COUNTY OF SUSSEX, NEW JERSEY AMENDING ORDINANCE 2021-15
ENTITLED “ORDINANCE OF THE TOWNSHIP OF STILLWATER ESTABLISHING
FEES FOR THE USE OF THE COMMUNITY CENTER”**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Stillwater, Sussex County, New Jersey that Ordinance 2021-15 and Township Code Chapter 182-1, entitled “Use of Community Center” is amended, revised and supplemented as follows:

SECTION 1.

The Community Center deposit and fees are set as follows:

	Refundable Deposit <i>Cleaning & Key Deposit</i>	Fee
Not-For-Profit Organization (1 Time Event Use)	\$150	\$250
Civil Organization Annual User Fee For one (1) meeting per week	None	\$100
Resident Users	\$225	\$600
Non-Resident Users	\$225	\$700
Kitchen Use Fee	-	\$150
Non-Refundable Application Fee	-	\$100

NOW, THEREFORE, BE IT FURTHER ORDAINED as follows:

- (1) All ordinances or parts of ordinances which are inconsistent with this Ordinance shall be repealed as to the inconsistencies only.
- (2) This Ordinance shall take effect immediately after passage and publication of this Ordinance in accordance with the law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, RMC/CMR
Township Clerk

Lisa Chammings, Mayor

DATED: Introduced: May 20, 2025
Adopted:

**STILLWATER TOWNSHIP,
SUSSEX COUNTY**

RESOLUTION 2025-084

**MAYOR'S ACCEPTANCE OF THE RESIGNATION OF JENN
MINERVINO AS A MEMBER OF THE RECREATION
COMMISSION WITH COMMITTEE CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the Mayor's acceptance of the resignation of Jenn Minervino as a member of the Recreation Commission effective June 8, 2025.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-085

REFUND OF PERMIT FEES TO TRINITY SOLAR

WHEREAS, the Chief Financial Officer has certified that Fees for Permit Number 20250023 in the amount of \$440.00 were collected for solar panel installation to be performed at 944 Maple Avenue, Block 3203, Lot 10, and;

WHEREAS, the installation was canceled by the homeowner;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township, that a refund be issued in the amount of the permit fee less DCA fees in the amount of \$81.00 and administrative fees in the amount of \$89.00 for a refund amount of \$270.00.

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Trinity Solar 2211 Allenwood Road Wall, NJ 07719	Permit Fee	\$270.00

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-086

**RESOLUTION TO AMEND 2025 BUDGET TO INCLUDE
THE 2025 CLEAN COMMUNITIES GRANT**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Township of Stillwater has received a total of \$20,276.03 from the Solid Waste Administration for the 2025 Clean Communities Grant, and

WHEREAS, the Township of Stillwater now wishes to amend its 2025 budget to include the additional grant funds approved of \$20,276.03 as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Committee of the Township of Stillwater does hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$20,276.03, which will be available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services – Public

And Private Revenues Offset with Appropriations: 2025 Clean Communities Grant, and

BE IT FURTHER RESOLVED that a like sum of.....\$20,276.03
be and the same is hereby appropriated under the caption of:

General Appropriations

(A) Public and Private Programs Offset by Revenues:

2025 Clean Communities Grant, and

BE IT FURTHER RESOLVED that the Chief Financial Officer submit one copy of the Chapter 159 certification form to the Director of Local Government Services.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of

RESOLUTION 2025-086

Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY
RESOLUTION 2025-087**

**RESOLUTION AUTHORIZING THE PUBLIC SALE OF TOWNSHIP
PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH
MUNICIBID.COM PUBLIC AUCTION**

WHEREAS, the Township of Stillwater is the owner of certain property that is no longer needed for public use, consisting of a 2000 F350 Ambulance VIN #1FDWE35FXYHB41547, a 2013 F350 Pickup VIN #1FDUF4HT2DEB30808, 1988 John Deer 544 Articulating Loader, Power Blow 450, and an Agri Metal Blower; and

WHEREAS, N.J.S.A. 40A:11-36 authorizes municipalities to sell public property that is no longer needed for public use at a public sale by an online auction to the highest bidder as surplus property; and

WHEREAS, N.J.A.C. 5:34-5.8 authorizes the sale of property through an online auction, and there is a New Jersey State Contract for Online Auction Services (19-GNSV1-00696) that was awarded to Municibid and is authorized for use by local governments; and

WHEREAS, the Township of Stillwater desires to sell such surplus property in “as is” condition without express or implied warranties.

NOW, THEREFORE, BE IT RESOLVED, the Township of Stillwater hereby authorizes the sale of Township property no longer needed for public use by an online auction to be conducted by Municibid; and

BE IT FURTHER RESOLVED, that the public auction shall be conducted beginning on June 5, 2025 and ending on July 1, 2025, through the Municibid.com public online auction, pursuant N.J.S.A. 40A:11-36, Local Finance Notice 2019-15 of the New Jersey Department of Community Affairs, Division of Local Government Services and New Jersey State Contract for Online Auction Services (19-GNSV1-00696); and

BE IT FURTHER RESOLVED, that the sale of surplus property to be sold in “as is” condition without expressed or implied warranties is as follows:

<u>ITEM</u>	<u>MINIMUM BID</u>
2000 F350 Ambulance VIN #1FDWE35FXYHB41547	\$5,000.00
2013 F350 Pickup Truck VIN #1FDUF4HT2DEB30808	\$2,000.00
1988 John Deer 544 Articulating Loader	\$5,000.00
Power Blow 450	\$750.00
Agri Metal Blower	\$750.00

BE IT FURTHER RESOLVED, that the Township of Stillwater reserves the right to accept or reject any bid submitted; and

BE IT FURTHER RESOLVED, that the successful bidder(s) shall be required to pay the full amount of the sale and shall be required to make arrangements for the pick-up of sold property from the Township of Stillwater within 10 business days of the auction; and

BE IT FURTHER RESOLVED, that all other Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

This resolution shall take effect immediately.

A copy of this Resolution shall be placed on file with the Clerk of the Township.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Township Committee of the Township of Stillwater at a meeting thereof duly called and held on May 20, 2025.

Valerie Ingles, RMC,
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2025-088

REFUND OF COMMUNITY CENTER SECURITY DEPOSIT

WHEREAS, the Chief Financial Officer has certified that the following individual submitted a security deposit in the amount of \$150.00 for use of the Stillwater Township Community Center, and;

WHEREAS, the security deposit was retained by the Township and deposited into the Township General Account, and;

WHEREAS, the Stillwater Township Committee has decided to refund the security deposit.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township, that a refund be issued in the amount of the deposit.

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Catherine Fogerson	Security Deposit	\$150.00

CERTIFICATION

I hereby certify that the foregoing resolution is a true and certified copy of the resolution adopted by the Township Committee of the Township of Stillwater at the regularly scheduled meeting held on Tuesday, May 20, 2025, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, New Jersey.

Valerie Ingles, RMC
Municipal Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY
RESOLUTION 2025-089**

**RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO PROVIDE
PROFESSIONAL ENGINEERING
SERVICES FOR THE MT BENEVOLENCE PHASE IV PROJECT
IN THE AMOUNT NOT TO EXCEED \$37,500**

WHEREAS, the Township of Stillwater is undertaking the reconstruction of Mt. Benevolence (the "Project"); and

WHEREAS, Joseph Vuich, P.E. from the engineering firm Van Cleef Engineering Associates, LLC, serves as the Stillwater Township Engineer and has submitted a proposal dated May 15, 2025, to design, bid, administer and close out the Project in the total amount of \$37,500; and

WHEREAS, the Township desires to accept the proposal by Van Cleef Engineering Associates, LLC for the services;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, New Jersey that the Township Engineer, Joseph Vuich, P.E. from Van Cleef Engineering Associates, LLC is hereby authorized to provide professional engineering services for the Mt. Benevolence Road Project Phase IV in an amount not to exceed \$37,500.

The Township's Chief Financial Officer has certified that sufficient funds are available for the engineering services.

This Resolution shall take effect immediately.

A copy of this Resolution shall be placed on file with the Clerk of the Township.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-090

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
STILLWATER ADOPTING THE 2025 SUSSEX COUNTY HAZARD MITIGATION PLAN**

WHEREAS the Stillwater Township Committee recognizes the threat that natural hazards pose to people and property within Stillwater Township; and

WHEREAS the Stillwater Township Committee has prepared a multi-hazard mitigation plan, hereby known as the 2025 Sussex County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2025 Sussex County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Stillwater Township from the impacts of future hazards and disasters; and

WHEREAS adoption by the Stillwater Township Committee demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Sussex County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE STILLWATER TOWNSHIP COMMITTEE,
New Jersey, **THAT:**

Section 1. The Township Committee of the Township of Stillwater adopts the 2025 Sussex County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-091

**RESOLUTION CALLING FOR THE RESTORATION OF ENERGY TAXES TO
MUNICIPALITIES**

WHEREAS, taxes on gas and electric utilities were originally collected by the host municipalities to be used for local purposes and to compensate the public for the use of their rights of way; and

WHEREAS, when the State made itself the collection agent for these taxes, it promised to dedicate the proceeds to municipal property tax relief; since, just as municipalities collect property taxes for the benefit of school districts, counties and other entities; the State is supposed to collect Energy Taxes for the benefit of municipal governments; and

WHEREAS, for years State budget makers have diverted funding from Energy Taxes to fund State programs; and instead of being spent on local programs and services and used to offset property taxes, the money has been spent as successive Legislatures and Administrations have seen fit; and

WHEREAS, while the State may need to have the right to override the statutory dedication of these revenues to local governments, in order to deal with emergencies and crises that may occur; current State policymakers should not exercise that right automatically; and

WHEREAS, while that right should be the exception, it has become the rule; and

WHEREAS, by keeping flat funding of the appropriation for CMPTRA year-over-year, State Budget makers have been able to continue collecting Energy Taxes, while keeping additional revenue that should have been returned to provide property tax relief; and

WHEREAS, in SFY 2023, the State did provide some much-needed relief in the allocation of \$75 million of new funds identified as the Municipal Relief Fund; and

WHEREAS, in SFY 2024, the State allocated \$150 million in Municipal Relief Funds, however, in SFY 2025 and, as proposed in SFY 2026, no allocation will exist; and

WHEREAS, in SFY 2024 the Energy Tax Receipts Program should have received over \$350 million to restore municipalities back to 2008 levels, however, the State's diversion of Energy Taxes has continued to grow causing more of a financial gap; and

WHEREAS, the cumulative impact of years of flat funding and underfunding has left many municipalities with serious needs and burdensome property taxes; and

WHEREAS, local elected officials are in the best position to decide the best use of these resources, which were always intended to fund local programs and services.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Stillwater, in the county of Sussex, calls for the immediate restoration of funding diverted from Energy Taxes intended for local use; and

BE IT FURTHER RESOLVED, that we, respectfully, call on State policy makers to end the diversion of our municipal resources to cover State spending and to provide us with this important tool to relieve the worst-in-the-nation property tax burden borne, for too long, by the people of New Jersey; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to Assemblywoman Dawn Fantasia, Assemblyman Michael Inganamort, Senator Parker Space, the Commissioner of the Department of Community Affairs Jacquelyn Suárez, the State Treasurer Elizabeth Maher Muoio, the Lieutenant Governor Tahesha Way, the Governor of the State of New Jersey Phil Murphy, and the New Jersey State League of Municipalities.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of May 20, 2025.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-092

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER AUTHORIZING PAYMENT
OF BILLS**

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

WHEREAS, the Chief Finance 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 May 20, 2025, and 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.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Stillwater Township Committee at their regular meeting held on May 20, 2025, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles
Township Clerk

STILLWATER TOWNSHIP MANUAL/REGULAR BILL LIST				
FOR MEETING DATED 5/20/25 - BILLS LIST #9				
Account	Date	Check #	Payee	Amount
Current				
	5/2/25	WIRE	OPEN SPACE FUND	\$ 12.09
	5/5/25	WIRE	RECYCLING TRUST ACCT	\$ 2,227.09
	5/9/25	WIRE	GRANT FUND	\$ 6,238.75
	5/9/25	WIRE	GRANT FUND	\$ 1,904.00
	5/9/25	WIRE	GRANT FUND	\$ 10,000.00
	5/13/25	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 40,069.65
	5/16/25	WIRE	SHBP - MAY	\$ 36,187.32
	5/15/25	WIRE	SUSSEX CTY TREASURER - 2ND QTR	\$ 680,684.14
	5/15/25	WIRE	SUSSEX CTY TREASURER - 2ND QTR	\$ 52,809.80
	5/15/25	WIRE	SUSSEX CTY TREASURER - 2ND QTR	\$ 2,623.94
	5/15/25	WIRE	SUSSEX CTY TREASURER - 911	\$ 3,585.25
	1/27/25	30618	LOST CK - VOID, ISSUE REPLACEMENT	\$ (100.00)
	5/15/25	30860	LOST CK - REPLACEMENT	\$ 100.00
			Subtotal of Fund	\$ 836,342.03
General Capital				
	5/13/25	727	ZIMMERMAN FARM SERVICE (BLOWER)	\$ 7,225.00
			Subtotal of Fund	\$ 7,225.00
Net Payroll				
	5/12/25	1021	QUINN WYDNER (REPLACEMENT CK)	\$ 149.45
			Subtotal of Fund	\$ 149.45
Payroll Salary Agency				
	5/13/25	3328	NJ FAMILY SUPPORT PMT CENTER	\$ 592.16
	5/13/25	3329	TEAMSTERS	\$ 234.00
	5/13/25	WIRE	STILLWATER TWP PAYROLL ACCT	\$ 24,402.10
	5/13/25	WIRE	CURRENT FUND - SHBP	\$ 4,894.58
	5/14/25	WIRE	IRS	\$ 8,280.93
	5/14/25	WIRE	STATE OF NJ - GIT	\$ 1,280.42
	5/14/25	WIRE	NATIONWIDE	\$ 112.00
	5/14/25	WIRE	EMPOWER - DCRP	\$ 404.03
	5/14/25	WIRE	PERS	\$ 4,081.18
			Subtotal of Fund	\$ 44,281.40
Recycling Trust				
	5/13/25	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 78.96
			Subtotal of Fund	\$ 78.96
			Grand Total All Manual Checks Issued:	\$ 888,076.84
GRAND TOTAL OF BILLS				\$ 974,610.87

List of Bills - (0110101000001) Cash - Current CURRENT FUND

Check#	Vendor	Description	Payment	Check Total
30861	1359 - 4ALLPROMOS	PO 16185 ORDER# 1713498 - FIRST AID KITS	181.09	181.09
30862	34 - AIRGAS USA, LLC	PO 16213 INV# 5515886737 4/30/2025	38.50	38.50
30863	38 - ALLIED OIL	PO 16195 INV# 869099 ACCT# 7199876 DIESEL 4/24	194.81	194.81
30864	517 - AMERICAN WEAR INC.	PO 16186 INV# 10315808,10318098,10320372,10322655	337.20	337.20
30865	1339 - BRITTANY ARMSTRONG	PO 16183 INV# 131 - CLEANING SERVICES - APR 2025	869.00	869.00
30866	1446 - CATHERINE FOGERSON	PO 16233 REFUND OF COMMUNITY CENTER SECURITY DEPO	150.00	150.00
30867	363 - COUNTRY CLASSIC AUTOBODY LLC	PO 15690 ESTIMATE# 0294200052933 - STFD VEH MAINT	4,228.69	4,228.69
30868	69 - COUNTY OF SUSSEX (SALT)	PO 16194 SALT - APRIL 2025	3,483.62	3,483.62
30869	1333 - ERIC M BERNSTEIN LLC	PO 16205 INV# 92926-92931 - LEGAL SERVICES - APR	5,008.00	5,008.00
30870	1161 - GANNETT NY-NJ LOCALIQ	PO 16193 INV# 7064436 - ADVERTISING - APR 2025	154.63	154.63
30871	1186 - HARD ROCK HOTEL & CASINO	PO 15983 RESERVATION - 2025 TCTA CONFERENCE	327.00	327.00
30872	134 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16210 2025 TAX MAP UPDATES	1,948.05	1,948.05
30873	1374 - JULIEANN L LEATHAM	PO 16204 REIMBURSEMENT - STAPLES COPIES FOR BLDG	26.30	26.30
30874	87 - MONTAGUE TOOL AND SUPPLY COMPANY	PO 16218 INV# 0282094-01 - DEPT SUPPLIES	503.91	503.91
30875	52 - NORTH EAST PARTS GROUP, LLC	PO 16197 INV# 322839, 325496, 325554 - TOOLS; PAV	316.43	316.43
30876	791 - OPTIMUM	PO 16188 ACCT# 07879-171894-01-1 - MAY 2025	89.99	89.99
30877	1158 - PLANET NETWORKS, INC	PO 16180 INV# INV-2505-0192816- PHONES/INTERNET/E	1,392.40	1,392.40
30878	76 - R & L DATA CENTERS INCORPORATED	PO 16189 INV# 115011 - PAYROLL SERVICES - APRIL 2	363.80	363.80
30879	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 16182 INV# 8757 - SOLID WASTE DISP; COMINGLED	543.56	
		PO 16187 INV# 8788 - SOLID WASTE DISP; COMINGLED	1,224.56	1,768.12
30880	939 - SEPTICARE	PO 16167 INV# P042325-06 - PORTAJOHNS RENTALS - AP	290.00	290.00
30881	425 - STAPLES	PO 16162 ORDER# 7656591815 - OFFICE SUPPLIES	110.71	110.71
30882	48 - STILLWATER AREA VOLUNTEER FIRE COMP	PO 16157 2025 CONTRIBUTIONS - O/E	10,750.00	10,750.00
30883	48 - STILLWATER AREA VOLUNTEER FIRE COMP	PO 16158 2025 CONTRIBUTIONS - AID/RENT	13,750.00	13,750.00
30884	1417 - SUSSEX CTY MUNICIPAL CLERK'S ASSOC.	PO 16141 REGISTRATION - SCMCA MINI-SPRING CONFERE	40.00	40.00
30885	1237 - TARA TOSTI - REIMBURSEMENT	PO 16120 REIMBURSEMENT - EASTER EGG HUNT SUPPLIES	61.60	61.60
30886	279 - TOWNSHIP OF WANTAGE	PO 16234 2ND QTR 2025 COURT SERVICES PER RESO# 20	11,811.50	11,811.50
30887	1042 - TRAINING UNLIMITED, LLC	PO 15999 REGISTRATION - "MANAGING THE NJ ELECTION	95.00	95.00
30888	23 - TREASURER - STATE OF NEW JERSEY	PO 16232 INV# 250457190 - STORMWATER DISCHARGE PE	1,050.00	1,050.00
30889	1441 - TRINITY SOLAR	PO 16230 REFUND OF PERMIT 20250023 FEE - JOB CANC	270.00	270.00
30890	1379 - TULPEHOCKEN MOUNTAIN SPRING WATER	PO 16184 INV# 172448, 7468351- SPRING WATER AND R	72.49	72.49
30891	11 - VERIZON WIRELESS	PO 16209 INV# 6112453495 ACCT# 842357065-00001	124.02	124.02
30892	568 - WB MASON CO., INC	PO 16169 ORDER# S152507247 - OFFICE SUPPLIES	106.76	106.76
	TOTAL			59,913.62

Page 1/1

List of Bills - (0210101000001) CASH - GRANT State and Federal Grants

Check#	Vendor	Description	Payment	Check Total
1019	6 - STILLWATER TOWNSHIP BOE	PO 16211 INV# 202500044 - SEEK PROGRAM (4TH QTR	1,051.25	1,051.25
	TOTAL			1,051.25

Page 1/1

List of Bills - (0410101000001) Cash - General Capital General Capital

Check#	Vendor	Description	Payment	Check Total
728	746 - WITMER PUBLIC SAFETY GROUP INC.	PO 14968 QUOTE# 131628 - STFD HOSES/NOZZLES (2024	14,365.00	14,365.00
	TOTAL			14,365.00

**List of Bills - (1210101000001) CASH - Dog Trust
Dog Trust**

Check#	Vendor	Description	Payment	Check Total
741	66 - NJ STATE DEPT OF HEALTH & SR SERVIC	PO 16190 ANIMAL LICENSING REPORT - APR 2025	18.60	18.60
	TOTAL			18.60

**List of Bills - (2210101100000) COAH Developers Fee - Cash
COAH DEVELOPERS FEE**

Check#	Vendor	Description	Payment	Check Total
1023	1363 - J CALDWELL AND ASSOCIATES LLC	PO 15737 PROPOSAL - AFFORD HOUSING OBLIG REV; HOU	7,052.50	7,052.50
	TOTAL			7,052.50

**List of Bills - (7510101000001) Recycling Trust - CASH
RECYCLING TRUST ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
739	131 - LORCO PETROLEUM SERVICES	PO 16192 INV# 2028894-IN - USED OIL/ANTIFREEZE RE	364.00	364.00
740	246 - RICHARD SOWDEN	PO 16217 INV #13633 ACCT #3860 TRAILER FOR TIR	1,450.00	1,450.00
741	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 16182 INV# 8757 - SOLID WASTE DISP; COMINGLED	98.15	
		PO 16187 INV# 8788 - SOLID WASTE DISP; COMINGLED	131.95	
		PO 16191 INV# 4/30/2025 - SUBMISSION OF TONNAGE R	300.00	530.10
	TOTAL			2,344.10

**List of Bills - (7910101000001) ESCROW - CASH
ESCROW - SUBDIVISION ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
10402	458 - BLOOMS OF ELEGANCE	PO 16196 INV# 224430 - CONDOLENCE FLOWERS CERT SE	82.99	82.99
10403	1435 - KATHERINE AND BRIAN MCELENEY	PO 16059 ZB ESCROW REFUND PER RESO 2025-	1,628.00	1,628.00
10404	79 - RONETCO SUPERMARKETS (SHOPRITE)	PO 16163 RECEIPT 4/23/2025 - SR GAME NIGHT SUPPLI	77.97	77.97
	TOTAL			1,788.96