

**STILLWATER TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES**

DECEMBER 3, 2024

THE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION AT THE NEXT REGULARLY SCHEDULED MEETING.

A **REGULAR MEETING** of the Stillwater Township Committee was called to order by Mayor L. Chammings at 6:20 p.m. Mayor L. Chammings stated that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 the Sunshine Law and that adequate notice of the meeting has been published in the New Jersey Herald as to the time, place, and date of meetings, and is posted in the usual location of posted notices in the municipal building as well as electronically on the township website.

ROLL CALL: Committeeman D. Manser, Committeewoman D. Delaney, Committeewoman V. Rumsey, Committeeman G. Scott (via Zoom), Mayor L. Chammings

Also Present: Township Attorney E. Bernstein

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A **MOTION** was made by Committeewoman V. Rumsey, seconded by Committeeman D. Manser, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:21 p.m.

**STILLWATER TOWNSHIP COMMITTEE
RESOLUTION FOR EXECUTIVE SESSION**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting under 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, in the County of Sussex and State of New Jersey as follows:

1. The public shall be excluded from that portion of this meeting.
2. The general nature of the subject matter to be discussed is as follows: Attorney Client and Personnel
3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved, subject to applicable law.

A **MOTION** was made by Committeewoman D. Delaney and seconded by Committeewoman V. Rumsey to go back into Regular Session at 7:04 P.M.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

Township Attorney E. Bernstein stated to let the record reflect that all members of the governing body present commencing from Executive Session are present to recommence to the open session along with the Township Attorney and Township Clerk. The Township CFO T. Leonard was also present during the entire conversation as well as the Recreation Secretary D. Wunder for part of the Executive Session. There was a discussion relative to salary increases and annual adjustments. The Committee has made no formal decision at this moment. Executive Session will continue at the conclusion of the regular meeting to further the discussion as well as discuss contract negotiations and attorney client privilege matters.

FLAG SALUTE: Mayor L. Chammings led the Flag Salute.

COMMITTEE REPORTS:

Committeeman David Manser

Board of Education

Committeeman D. Manser stated that the Board of Education discussed the Veteran's Program at the school. There were 30 veteran's that attended. He stated that they will be having a Senior Luncheon on the 10th; so far 130-140 seniors are signed up. They will also be having a bullying prevention class coming up. They have finished their parent teacher conferences and are looking forward to the holiday break.

Recreation Commission

Committeeman D. Manser stated that Recreation discussed and scheduled all of their events for 2025. The events will be posted on the website soon. The Bicentennial Celebration will be on June 7, 2025. The tree lighting was Sunday, December 1st and was well attended. He thanked the Fire Department for bringing Santa.

Recycling Center

Committeeman D. Manser stated that the recycling center is doing well, they still have the extra employee there to help with sifting through recycling.

Mayor L. Chammings noted that the study showed that about 600 vehicles go through the recycling center over the weekend.

Committeewoman Dawn Delaney

Planning Board

Committeewoman D. Delaney didn't have a report on the Planning Board meeting as it was cancelled.

Finance

Committeewoman D. Delaney stated that 3 RFP's were received for banking services. The bids were opened that morning at town hall. She stated that they've had two budget meeting's so far, the second being at the beginning of the meeting. The third budget meeting is set for Saturday, January 11th at 9:00am to meet with the fire department, DPW, recreation and capital items. They have reached that time of year where everything must be approved by the CFO.

Deputy Mayor Vera Rumsey

Zoning Board

Committeewoman V. Rumsey stated that the Zoning Board approved a Resolution on 926 Emmons Lane. They also reviewed their budget for next year.

Emergency Services

Committeewoman V. Rumsey stated that the Fire Department cooked and delivered 99 Thanksgiving dinners on November 26th. They also had a Breakfast with Santa on December 1st and drove Santa to the tree lighting that evening.

Community Center

Committeewoman V. Rumsey stated that everything at the Community Center is running great. There are now handles on all of the cabinet doors in the kitchen.

Personnel

Committeewoman V. Rumsey stated that she wanted to discuss the LOSAP program increase request from the Fire Department. The increase can be approved by resolution at the next meeting. Township Attorney E. Bernstein stated that he wanted clarification as to how the numbers were calculated as they are more than a 3.5% increase. He stated that he wanted to compare it to the township code and possibly change the town code early next year. He asked if the increase is including 2021-2023. The item will be added to the December 17th agenda for further discussion upon clarification.

Mayor Lisa Chammings

Environmental Commission

Mayor L. Chammings stated that the Environmental Commission met on the 14th and it was a short meeting. Christine Dunbar will be speaking at the December meeting on the Paulinskill Watershed Cleanup.

CERT

Mayor L. Chammings stated that CERT training was also done that week. She thanked the Sheriff's, Fire Department, State Police, Coordinators and all other involved in the training. She stated lots of people from Hopatcong attended and that three new members have joined the Stillwater CERT from the course.

Personnel

Mayor L. Chammings stated that V. Ingles & J. Leatham worked at the rabies clinic on November 16th. There were approximately 86 dogs/cats that went. She stated that they would discuss a comp day for V. Ingles for being at the clinic.

Engineering

Mayor L. Chammings stated that the guardrails are done on Mt. Benevolence and Denville Line has fixed the lining issue on Mt. Benevolence as well.

Mayor L. Chammings stated that the Hazard Mitigation Meeting and Plan are on the website if anyone is interested in viewing them.

Mayor L. Chammings stated that she & Mr. Manser have tried the coffee at the Middleville Coffee at their soft opening and it was very good. They will be open Thursday through Saturday to start from 9am-1pm. They will only have coffee to start and some pastries from Fran in Branchville.

Committeeman G. Scott stated that 992 Fairview Lake Road looks fantastic. He's happy that has finally been demolished and cleaned up. He stated that the parking lots look good too. He stated that he has spoken with the DPW that they are working hard and doing well working together.

AMENDMENTS TO AGENDA: Adding Resolution 2024-165 and Resolution 2024-167. Pulling Resolution 2024-166.

PUBLIC SESSION (Agenda Items Only – 3 Minute Time Limit)

Public Session Open 7:35 pm.

Township Resident C. Feenstra asked what LOSAP was. Mayor L. Chammings replied 'Length of Service Awards Program'

Township Resident K. Draghi stated that her friend wishes that they won't refer to the property at 992 Fairview Lake Road as the Paladini property, it was her Aunt & Uncles property and they aren't the ones that let it go into disrepair. She just wanted to note that.

No further public comments.

Public Session Closed 7:38 pm.

OLD BUSINESS

PUBLIC HEARING & FINAL ADOPTION

ORDINANCE NO. 2023-03A

AN ORDINANCE REQUIRING REGISTRATION AND LICENSING FOR RENTAL DWELLING UNITS, INCLUDING PROOF OF STATE-MANDATED LIABILITY INSURANCE COVERAGE, CERTIFICATE OF HABITABILITY, AND LEAD-SAFE CERTIFICATE WHERE REQUIRED BY LAW

WHEREAS, the State of New Jersey now requires the Township to register businesses and homeowners that offer dwelling units for rent to assure they maintain the State-mandated liability insurance coverage for all rental units, current Certificates of Habitability and current Lead-Safe Certificates for all rental units where required by law.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Stillwater that the Township Code shall be amended changes as follows:

SECTION 1

A new Chapter “313” shall be added to the Township Code as follows:

Chapter 313 Rental Dwelling Unit Registration/License to Operate

§ 313-1 Purpose.

The purpose of this Chapter is to protect the health, safety and welfare of persons renting dwelling units located within the Township of Stillwater by requiring mandatory registration with the Township Clerk’s Office. Registration- Approval of a License requires satisfactory completion of the Rental Unit Registration Form provided by the Township Clerk’s Office, along with proof a current Certificate of Habitability, current state-mandated liability insurance coverage, and current Lead-Safe Certificates (where required by law) for each dwelling unit. “Dwelling unit” as used in this Chapter means a structure, or a room or group of rooms within a structure, used or intended for use, in whole or in part, for residential purposes.

§ 313-2. Annual Registration and License Requirements

- A. All businesses or persons who own, possess, or control any business or private residence that offers one or more dwelling units for rent located within the Township of Stillwater shall annually register each and every such dwelling unit or units with the Township Clerk on the required Rental Unit Registration Form provided by the Township Clerk’s Office. The registration and license approval process must be completed with the Township Clerk’s Office by no later than June 30, 2023 and, for each calendar year after 2023, by no later than January 31st of that year. The annual fee for registering rental dwelling units shall be \$25 per unit per year. Any new dwelling unit to be offered for rent must be registered and approved before they are offered for rent and the fee shall remain \$25 per unit per calendar year irrespective of the time of year registered.
- B. At the time of registration, proof must be provided of a current Certificate of Habitability covering all rental dwelling units consistent with § 134-6 of this Code. That section of this Code requires that, at the time of initial occupancy or a change of occupancy of any dwelling unit, the owner of the same shall make application to the Township Building Department for a Certificate of Habitability for that dwelling unit. The Township Construction Official shall conduct an inspection for the sole purpose of determining whether or not the dwelling unit complies with N.J.S.A. 52:27D-133.3 and 52:27D-198.1. The dwelling unit must be equipped with at least one carbon monoxide sensor device, or the Construction Official shall determine that there is no potential carbon monoxide hazard in the dwelling unit. The Construction Official shall also require, in accordance with the

aforesaid statutes, a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area. A battery-operated, smoke-sensitive alarm device shall be accepted as meeting the requirements. In addition, each such dwelling unit shall have an acceptable portable fire extinguisher. The inspection and reinspection fees for a Certificate of Habitability shall be \$60 (\$50 for reinspection) per unit. An emergency inspection and reinspection fees for a Certificate of Habitability shall be \$120 (\$50 for reinspection) per unit.

- C. At the time of registration, proof must be provided of current liability insurance covering each rental dwelling unit for negligent acts or omissions in an amount of no less than \$500,000 for combined property damage or bodily injury or death of one or more persons in any one accident or occurrence. (For multifamily homes with four or less dwelling units, one of which is owner-occupied, the \$500,000 coverage minimum is lowered to \$300,000 in accordance with State law.) The coverage minimums set forth herein are intended to be consistent with current State law requirements and if the State minimums increase in future years, the Township shall require compliance with those new minimum coverage requirements.
- D. At the time of registration, a current Lead-Safe Certificate must be provided for each rental dwelling unit. Thereafter, a new Lead-Safe Certification must be provided the earlier of every three (3) years or upon tenant turnover. The Lead-Safe Certificate can be obtained by way of visual inspection performed by the Township Building Department at a cost of \$50 (\$40 for reinspection) or the property owner can directly hire a New Jersey DCA Certified Lead Evaluation contractor to provide the required inspection services. If deteriorated paint is found during the course of a visual assessment, the owner of the dwelling unit must remediate the perceived lead hazard or may elect to order a dust wipe inspection to confirm or refute the presence of lead-based paint. The owner of the dwelling unit shall be responsible for remediation of any perceived or actual lead-based paint hazard observed or confirmed during the inspection process. Remediation must be conducted consistent with State Law requirements and a Lead-Safe Certificate must be provided to the Township Clerk before the dwelling unit can be offered for rent. For an emergency lead paint inspection the fee shall be \$100 (\$50 for reinspection) if performed by the Township Building Department.
- E. All rental dwelling units located in any residential setting which are regulated, registered, or otherwise subject to the jurisdiction of the New Jersey Department of Community Affairs Bureau of Housing Inspections are exempt from the liability insurance and lead-based paint requirements of Subsections C and D above. In addition, a dwelling unit in a single-family, two-family, or multiple rental dwelling shall remain subject to the Certificate of Habitability and liability insurance requirements of Sections B, and C above, but shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit in Section D above where the dwelling unit:
- (1) Has been certified to be free of lead-based paint;
 - (2) Was constructed during or after 1978;
 - (3) Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law;
 - (4) Is a single-family or two-family seasonal rental dwelling which is rented for less than six months' duration each year by tenants that do not have consecutive lease renewals; or
 - (5) Has a valid Lead-Safe Certification. Lead-safe certifications are valid for two years from the date of issuance pursuant to N.J.A.C. 5:28A-2.4.
- F. There shall be a late fee of \$50 per dwelling unit that is not timely registered before June 30, 2023 and, for each year thereafter, before January 31st of that year. New units first offered for rent after the above deadlines must be registered and must submit the required

proof of liability insurance, Certificate of Habitability and Lead-Free Certification (if applicable) before the unit can be rented. The Township Clerk's Office has discretion to offer a 30-day grace period to allow full compliance with the registration requirements where the business or person registering has no history of late registrations or failure to register dwelling units covered by this Chapter.

- G. All registrants who successfully meet the requirements of Sections A—F above shall be issued a License to Operate by the Township Clerk's Office for the calendar year at issue. Said License to Operate may be withheld or revoked based on violations of this Chapter, violations of other applicable Township Ordinances or State law, or delinquent payment of property taxes or assessment due on the property where the dwelling units for rent are located for at least three consecutive quarters (*See* § 248-2. Revocation of License).
- H. The Township Clerk's Office shall, for each calendar year commencing in 2023, maintain a list of all businesses and persons who register dwelling units for rent and receive a Township License to rent dwelling units within the Township of Stillwater.

§ 313-3. Violations and Penalties.

- A. Any person, firm, partnership, corporation or entity violating any provisions of this Chapter shall, upon conviction, be subject to the penalties set forth in Chapter 1, Article III of the Code of the Township of Stillwater.
- B. The Town may collect, through a summary proceeding under N.J.S.A. 2A:58-10 *et seq.*, a fine of not less than \$500 but no more than \$5,000, for failure to file proof of liability insurance as required herein and by P.L. 2022, C. 1368.

SECTION 2

All Ordinances or parts of Ordinances inconsistent with or contrary to the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3

This Ordinance shall take effect immediately upon its passage.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeeman D. Manser, to open the discussion on Ordinance 2023-03A to the public.

Township Resident K. Draghi asked who oversees this. Mayor L. Chammings stated that the Construction Official oversees it as well as the Municipal Clerk.

No further public comment.

A **MOTION** was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to close discussion to the public and move to Adopt Ordinance 2023-03A.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

ORDINANCE 2024-15

**AN ORDINANCE AMENDING SECTION 134-6 OF THE CODE
OF THE TOWNSHIP OF STILLWATER
TO ADJUST THE CERTIFICATION OF OCCUPANCY/SMOKE DETECTOR
CERTIFICATION AND LEAD PAINT INSPECTION FEES**

WHEREAS, the Stillwater Township Committee has received a recommendation from the Township's Construction Official recommending adjustments to the fees charged by the Township

for Certifications of Occupancy/Smoke Detector (including carbon monoxide and fire extinguisher) and Certifications of Lead Paint Inspections.

NOW, THEREFORE, BE IT ORDAINED by the Stillwater Township Committee, County of Sussex, State of New Jersey as follows:

Section 1. Existing Section 134-6 “Issuance of Certificate of Habitability Required” is amended to repeal and replace the last sentence as follows:

The Fees for Certifications of Occupancy/Smoke Detector (including carbon monoxide detector and fire extinguishers) shall be as follows:

- A. Application Fee: \$60.00.
- B. Reinspection Fee: \$50.00.
- C. Emergency Application Fee: \$120.00
- D. Emergency Application Reinspection Fee: \$50.00

The Fees for Certifications of Lead Paint Inspections shall be as follows:

- A. Application Fee: \$50.00
- B. Reinspection Fee: \$40.00
- C. Emergency Application Fee: \$100.00
- D. Emergency Application Reinspection Fee: \$50.00

Section 2. 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.

Section 3. Repealer. All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

Section 4. Effective Date. This ordinance shall take effect after publication and passage according to law.

A MOTION was made by Committeewoman D. Delaney and seconded by Committeewoman V. Rumsey, to open the discussion on Ordinance 2024-15 to the public.

No public comment.

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman V. Rumsey to close public discussion and move to Adopt Ordinance 2024-15.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamings; yes. Motion carried with all in favor.

ORDINANCE 2024-16

AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, FOR THE YEAR 2025

BE IT ORDAINED by the Township Committee of the Township of Stillwater, in the County of Sussex, New Jersey, as follows;

Section 1. The Township of Stillwater shall pay it municipal officers and employees for services rendered as shown below. Figures shown represent annual salary, unless otherwise noted.

<u>POSITION:</u>	<u>SALARY RANGE:</u>
Township Committee Member	\$4,500.00 - \$6,000.00
Township Clerk	\$40,000.00 - \$90,000.00

Deputy Clerk	\$18.00 - \$25.00 per hour
Municipal Registrar	\$6,000.00 - \$8,500.00
Clerk 1	\$35,000.00 - \$60,000.00
Deputy Municipal Registrar	\$3,000.00 - \$4,500.00
Receptionist	\$15.49 - \$20.00 per hour
File Clerk	\$15.49 - \$20.00 per hour
Chief Financial Officer	\$50,000.00 - \$95,000.00
Clean Communities Coordinator-Stipend	\$1,000.00
Qualified Purchasing Agent-Stipend	\$3,000.00
Tax Assessor	\$25,000.00 - \$45,000.00
Tax Collector	\$25,000.00 - \$45,000.00
Tax Collector-Extra Hours	\$25.00 - \$50.00 per hour
Deputy Tax Collector	\$4,000 - \$10,000
DPW Supervisor (Provisional)	\$58,000.00 - \$75,000.00
DPW Supervisor	\$60,000.00 - \$85,000.00
DPW Supervisor (CPWM)	\$75,000.00 - \$90,000.00
Recycling Coordinator	\$1,750.00 - \$2,500.00
DPW Laborers	As Per Contract
As Needed Snow Plow Drivers	\$20.00 - \$30.00 per hour
Solid Waste Worker	\$15.49 - \$25.00 per hour
Solid Waste Cashier	\$15.49 - \$25.00 per hour
Recycling Supervisor	\$20.00 - \$30.00 per hour
Recycling Worker	\$15.49 - \$25.00 per hour
Zoning Officer	\$20,000.00 - \$45,000.00
Construction Code Official	\$10,000.00 - \$25,000.00
Plumbing Sub-Code Official	\$7,500.00 - \$15,000.00
Electrical Sub-Code Official	\$7,500.00 - \$15,000.00
Fire Sub-Code Official	\$2,500.00 - \$5,000.00
Fire Inspector	\$2,500.00 - \$5,000.00
Building Department Secretary (TACO)	\$10,000.00 - \$25,000.00
Smoke Detector Certifications	\$30.00 per Certification
Smoke Detector Re-Certifications	\$25.00 per Certification
Smoke Detector Certifications (Emergency)	\$60.00 per Certification
Smoke Detector Re-Certifications (Emergency)	\$25.00 per Certification
Lead Paint Certifications	\$25.00 per Certification
Lead Paint Re-Certifications	\$20.00 per Certification
Lead Paint Certifications (Emergency)	\$50.00 per Certification
Lead Paint Re-Certifications (Emergency)	\$25.00 per Certification
Emergency Mgmt Coordinator	\$2,000.00 - \$5,000.00
Deputy Emergency Mgmt Coordinator	\$1,000.00 - \$3,000.00
Vacation/Leave Coverage	\$20.00 - \$50.00 per hour

<u>BOARDS AND COMMISSIONS:</u>	<u>SALARY RANGE:</u>
Zoning Board Secretary	\$5,000.00 - \$9,000.00
Planning Board Secretary	\$5,000.00 - \$9,000.00
Environmental Commission Secretary	\$2,500.00 - \$5,000.00
Recreation Commission Secretary	\$2,500.00 - \$5,000.00

<u>POLICE:</u>	<u>SALARY RANGE:</u>
Crossing Guard	\$15.49 - \$18.00 per hour

Section 2. Specific salaries or wages established by the Ordinance shall be made active as of the first payroll of 2025 unless otherwise noted.

Section 3. Nothing in this ordinance shall be construed as making mandatory the payment of annual salary increments to any officer of employees of the Township of Stillwater. Salary or wage increases shall be contingent upon availability of funds.

Section 4. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect after publication and passage according to law.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeeman D. Manser, to open the discussion on Ordinance 2024-16 to the public.

Township Resident S. Sugar asked if the smoke & lead certification amounts were correct. The Township Attorney Responded the rates on the previous Ordinance are for what the resident pays and the Salary Ordinance amount is what the Construction Official gets per inspection.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeeman G. Scott to close discussion to the public.

The Township Committee decided to hold off on adopting Ordinance 2024-16 until after discussion in Executive Session or at the next meeting. There are some additional changes that need to potentially be made before adoption.

NEW BUSINESS: None

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:** November 12, 2024 Regular & Executive Meeting Minutes

***CORRESPONDENCE:**

1. SCMUA FY 2025 Proposed Rate Schedule Effective Dec 1, 2024

***RESOLUTIONS:**

RESOLUTION 2024-145
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
STILLWATER ADOPTING SCHEDULE OF 2025 MEETINGS**

WHEREAS, by the Township Committee of the Township of Stillwater, regular public meeting dates of the Township Committee of the Township of Stillwater for the year 2025 shall be held on the first and third Tuesday with the exception of June, July, August and November when there will be only one monthly meeting. Meetings will begin with Executive Session (if needed) at 6:00 p.m. followed by Regular Session which will include public portion(s) unless otherwise noted, and will commence at 7:00 p.m.

Workshop meetings will be held on the second and fourth Tuesday, as needed and include the provision action may be taken. The Zoom Link for all meetings is <https://us02web.zoom.us/j/87830809012>

BE IT FURTHER RESOLVED, that Regular meetings and Workshop meetings shall be held at the Municipal Building of the Township of Stillwater, 964 Stillwater Road, Stillwater, New Jersey and via Zoom; and the following is a list of the dates and Zoom links for regular meetings and a list of dates for workshop meetings of the Township Committee meetings in accordance with the terms of this Resolution:

Regular Meetings	Workshop Meetings
January 7, 2025	January 14, 2025
January 21, 2025	January 28, 2025
February 4, 2025	February 11, 2025
February 18, 2025	February 25, 2025
March 4, 2025	March 11, 2025
March 18, 2025	March 25, 2025
April 1, 2025	April 8, 2025
April 15, 2025	April 22, 2025
May 6, 2025	May 13, 2025
May 20, 2025	May 27, 2025

June 17, 2025	June 10 & 24, 2025
July 15, 2025	July 8 & 22, 2025
August 19, 2025	August 12 & 26, 2025
September 2, 2025	September 9, 2025
September 16, 2025	September 23, 2025
October 7, 2025	October 14, 2025
October 21, 2025	October 28, 2025
Nov. 12, 2024 (Wed)	November 25, 2025
December 2, 2025	December 9, 2025
December 16, 2025	December 23, 2025
January 6, 2026	January 13, 2026

RESOLUTION 2024-146
2025 HOLIDAY SCHEDULE

BE IT RESOLVED by the Township Committee of the Township of Stillwater that the 2025 Holiday Schedule be adopted as listed below:

New Year’s Day	January 1, 2025
Martin Luther King Jr. Day	January 20, 2025
Lincoln’s Birthday	February 12, 2025
President’s Day	February 17, 2025
Good Friday	April 18, 2025
Memorial Day	May 26, 2025
Juneteenth	June 20, 2025 (<i>observed</i>)
Independence Day	July 4, 2025
Labor Day	September 1, 2025
Columbus Day	October 13, 2025
Election Day	Floating Holiday <i>to be Observed December 26, 2025</i>
Veteran’s Day (observed)	November 11, 2025
Thanksgiving Day	November 27, 2025
Day after Thanksgiving	November 28, 2025
Christmas Day	December 25, 2025
New Year’s Day (2025)	January 1, 2026

RESOLUTION 2024-147
AUTHORIZING REFUND OF ZONING BOARD FEES

WHEREAS, the Chief Financial Officer has certified the following property owner paid fees to the Zoning Board; and

WHEREAS, the Zoning Board determined the application was not necessary;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township that refunds be issued in the following amounts:

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Monahan	Escrow Acct	\$1000.00
Monahan	Fees (Zoning Bd App)	\$100.00
Total Refund:		\$1100.00

RESOLUTION 2024-148

A RESOLUTION IN SUPPORT OF ACCEPTING THE SUSSEX COUNTY MUNICIPAL ALLIANCE GRANT

WHEREAS, the Governor’s Council on Substance Abuse (GCSUD) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Stillwater, County of Sussex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Council has applied for the grant through the Governor’s Council on Alcoholism and Drug Abuse through the County of Sussex;

NOW, THEREFORE, BE IT RESOLVED by the Township of Stillwater, County of Sussex, State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of an application for GCSUD Grant funding for the Stillwater Municipal Alliance for 01/01/2025-12/31/2025, in the total amount of \$4,350.00.
2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

RESOLUTION # 2024 -149

RESOLUTION TO AUTHORIZE REFUND OF TAX PAYMENTS DUE TO VARIOUS LOTS MERGED TOGETHER FOR MICHAEL STEPHENSON IN BALDWIN GATES

WHEREAS, Block 1201 Lots 60, 62, and 63 were merged with Lot number 64 due to Quit Claim Deeds, and

WHEREAS, there are payments that need to be reimbursed to Mr. Stephenson due to this merger.

Block	Lot	Property	Credit
1201	60	Owassa Road	\$ 98.33

1201	62	Owassa Road	52.67
1201	63	Owassa Road	112.37

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be authorized to refund Mr. Stephenson for overpayment of taxes in the amount of \$ 263.37.

RESOLUTION 2024-150
**RESOLUTION OF THE TOWNSHIP OF STILLWATER APPROVING
APPOINTMENTS OF TOWNSHIP BOARD AND COMMISSIONS**

BE IT RESOLVED by the Township Committee that they do hereby concur with the Mayor’s Appointments and Committee appointments to Board and Commission Members for the year 2024 as follows:

ZONING BOARD OF ADJUSTMENT

Name		Term	Term Expires
John Bessler	Alt-Member #1	2 years	12/31/2026

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, County of Sussex, State of New Jersey that they do hereby concur with the appointments herein for the year 2024.

RESOLUTION 2024-151
STATEWIDE INSURANCE FUND
RESOLUTION APPOINTING FUND COMMISSIONER

WHEREAS, Stillwater Township (hereinafter “Local Unit”) is a member of the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Fund’s Bylaws require participating members to appoint a Fund Commissioner;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the that Valerie Ingles is hereby appointed as the Fund Commissioner for the Local Unit for the year 2025; and

BE IT FURTHER RESOLVED that Tammy Leonard is hereby appointed as the Alternate Fund Commissioner for the Local Unit for the year 2025; and

BE IT FURTHER RESOLVED that the Local Unit’s Fund Commissioner is authorized and directed to execute all such documents as required by the Fund.

RESOLUTION 2024-152
RESOLUTION APPOINTING RISK MANAGEMENT CONSULTANT

WHEREAS, Stillwater Township (hereinafter “Local Unit”) has joined the Statewide Insurance Fund (hereinafter “Fund”), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Bylaws require participating members to appoint a Risk Management Consultant, as those positions are defined in the Bylaws, if requested to do so by the “Fund”; and

WHEREAS, the Local Unit has complied with relevant law with regard to the appointment of a Risk management Consultant; and

WHEREAS, the “Fund” has requested its members to appoint individuals or entities to that

position; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of “Local Unit”, in the County of Sussex and State of New Jersey, as follows:

1. Township Committee of Stillwater Township hereby appoints Michael Chymiy as its local Risk Management Consultant.
2. The Mayor and Risk Management Consultant are hereby authorized to execute the Risk Management Consultant’s Agreement for the year 2025 in the form attached hereto.

RESOLUTION 2024 –153

RESOLUTION TO REFUND TAXES PAID FOR PROPERTY ON MILLBROOK ROAD AND OWNED BY VINCENT RIDNER AS PARCEL WAS DELETED AND CHANGED TO FARMLAND ASSESSED

WHEREAS, Block 2908 Lot 1 -Q0032- and owned by Vincent Ridner for Farmland Assessed property at Millbrook Road, and

WHEREAS, the Tax Assessor has changed the property from -Q0032- to -QFARM- and taxes were paid on the original property, and

WHEREAS, payments made on -Q0032- need to be refunded in the amount of \$ 24.58.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Stillwater that the Tax Collector be authorized to refund tax payment to Mr. Ridner in the amount of \$ 24.58.

RESOLUTION 2024 –154

RESOLUTION TO AUTHORIZE REFUND OF TAXES FOR RAYMOND AND LISA WHITE FOR TAXES PAID ON BLOCK 1901 LOT 2.03 AS LOT WAS COMBINED WITH LOT 1

WHEREAS, Block 1901 Lot 2.03 property known as Old Foundry Road, and owned by Raymond and Lisa White, and

WHEREAS, the Tax assessor has combined this with Lot 1 and taxes have been paid, and

WHEREAS, property taxes in the amount of \$ 667.28 need to be refunded for a lot that was merged.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Stillwater that the Tax Collector be authorized to refund Raymond and Lisa White the amount of \$ 667.28 for taxes paid on a lot that was merged with Lot 1.

RESOLUTION 2024-155

RESOLUTION AUTHORIZING THE TOWNSHIP OF STILLWATER TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2024 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

WHEREAS, the Township of Stillwater Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY24- EMPG-EMAA-1920 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the City’s ability to prevent, protect against, respond to and recover

from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Township of Stillwater will use these funds to enhance your Emergency Management Program and that the funds will be used for Emergency Management purposes; and

WHEREAS, the award period is from July 1, 2024 to June 30, 2025; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

WHEREAS, the Township of Stillwater Office Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Stillwater, in the County of 1920, State of New Jersey:

1. That the Council accepts the award of the FFY24 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolutions shall be forwarded to the New Jersey State Police, Office of Emergency Management, the City Business Administrator, the Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

RESOLUTION# 2024-156
AUTHORIZING REFUND OF DRIVEWAY BOND

WHEREAS, the Chief Financial Officer has certified the following property owner paid a bond for the installation of a driveway at Block 2401 Lot 44.01; and

WHEREAS, the driveway apron has been installed;

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

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Gerber	Special Trust Acct	\$600.00

RESOLUTION 2024-157
**RESOLUTION AUTHORIZING A TRANSFER
OF 2024 APPROPRIATIONS**

WHEREAS, the Finance Officer certifies there are insufficient funds in the budgetary accounts listed below to meet the demands thereon for the balance of the year; and

WHEREAS, the Finance Officer certifies there appear to be a surplus in the budgetary accounts listed below, over and above the demand deemed necessary for the balance of the year; and

WHEREAS, N.J.S.A. 40A:4-58 provides that transfers of funds may be made during the last two months of the budget year;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater that the Chief Financial Officer is authorized to make a transfer in 2024 budget appropriations in the amount of \$13,150.00 within the Current Fund, as follows:

Current Fund		From:	To:
General Admin: S/W		\$ 9,100.00	
Streets/Rds: S/W		\$ 2,200.00	
Land Use: O/E		\$ 1,850.00	
	Municipal Clerk: S/W		\$ 11,300.00
	Fuel Oil		\$ 1,850.00
		\$ 13,150.00	\$ 13,150.00

RESOLUTION 2024 - 158

RESOLUTION TO REFUND TAXES PAID ON BLOCK 501 LOTS 1, 3, 4 AND OWNED BY BARRY & LAURA TIMONY AS PROPERTIES WERE MERGED WITH LOT 7

WHEREAS, Block 501 Lots, 1, 3, 4 properties know as Baldwin Gate and owned by Barry & Laura Timony, and

WHEREAS, the Tax Assessor has merged these lots with lot #7, and

WHEREAS, the property taxes on these lots need to be refunded on lots 1, 3, and 4 to Barry and Laura Timony in the amount of \$159.48.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Stillwater that the Tax Collector be authorized to refund Barry & Laura Timony in the amount of \$159.48.

RESOLUTION 2024 -159

RESOLUTION TO REFUND TAXES PAID FOR BLOCK 3502 LOT 1.04 AT 908 POTTERS ROAD AS HOMEOWNER IS A 100% PERMANENT AND DISABLED VETERAN

WHEREAS, Block 3502 and Lot 1.04 property known as 908 Potters road, and

WHEREAS, Richard Smiecinski has been approved by the Tax Assessor for a 100% exempt and totally Disabled Veteran as of July 18, 2024, and

WHEREAS, Corelogic Tax Services has paid the November 1, 2024 taxes in error and a refund is due to Mr. Smiecinski in the amount of \$2,330.65.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee that the Tax Collector be authorized to refund Mr. Smiecinsk in the amount of \$2,330.65 for taxes paid in error.

RESOLUTION 2024-160

**RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF STILLWATER
AUTHORIZING THE ISSUANCE OF RAFFLE LICENSE
RA-2024-08 AND RA-2024-09**

WHEREAS the following Raffle Application with required fees have been submitted for Township Committee approval;

<u>Raffle #</u>	<u>Applicant</u>	<u>Date</u>	<u>Type of Game</u>
RA-2024-08	Stillwater Township PTA	03/29/2025	On Premise 50/50
RA-2024-09	Stillwater Township PTA	03/29/2025	Tricky Tray

WHEREAS said Raffle Applications have been provided to the Township Committee and New Jersey State Police for their review;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, County of Sussex, State of New Jersey, the following:

1. The appropriate officials are hereby authorized to execute the findings and determination for the above application and shall forward same to the Legalized Games of Chance Control Commission (LGCCC) for review.
2. That the above license shall be issued pending LGCCC approval, pursuant to N.J.A.C. 13.1 et seq.

RESOLUTION 2024-161
**RESOLUTION TO REFUND TAXES PAID BY HOMEOWNER FOR
BLOCK 406 LOT 27 AT 904 MARIGOLD WAY AS CORELOGIC TAX SERVICES AND
HOMEOWNER PAID THE NOVEMBER 1, 2024 TAXES**

WHEREAS, Block 406 Lot 27 property known as 907 Marigold Way and owned by Brittany Thomas, and

WHEREAS, Corelogic Tax Services and the Homeowner have both paid the November 1, 2024 property taxes, and

WHEREAS, the Homeowner has requested a refund due to the bank error.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee that the Tax Collector be authorized to refund Brittany Thomas in the amount of \$1,087.64 for taxes being paid twice.

RESOLUTION 2024 -162
**RESOLUTION TO REFUND TAXES PAID
ON BLOCK 1101 LOT 46 AND OWNED BY JOSEPH BACH AS PROPERTY WAS
DELETED AND MERGED WITH LOT 47**

WHEREAS, Block 1101 Lot 46 property known as Upper Drive and owned by Joseph Bach, and

WHEREAS, the Tax Assessor has deleted this lot and merged it with Lot 47, and

WHEREAS, the property taxes need to be refunded on Lot 46 to Mr. Bach in the amount of \$ 96.58.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Stillwater that the Tax Collector be authorized to refund Mr. Bach in the amount of \$ 96.58.

RESOLUTION 2024-163

**RESOLUTION TO REFUND BLOCK 3502 LOT 5 AT 955 FREDON ROAD, AS
CORELOGIC TAX SERVICES AND CORNERSTONE TITLE CO PAID NOV TAXES**

WHEREAS, Block 3502 Lot 5 property known as 955 Fredon Road and owned by Molly Fitzpatrick, and

WHEREAS, Corelogic Tax Services and Cornerstone Title, LLC have both paid Property taxes for the November 1, 2024 tax quarter, and

WHEREAS, Cornerstone Title LLC has requested a refund in the amount of\$ 1,645.49.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee that the Tax Collector be authorized to refund Cornerstone Title, LLC in the amount of \$1,645.49.

RESOLUTION 2024-167

**MAYOR'S ACCEPTANCE OF THE RESIGNATION OF LOU
SYLVESTER AS A MEMBER ON 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 Lou Sylvester as a member of the Recreation Commission effective December 31, 2024.

APPROVAL OF THE CONSENT AGENDA

Committeeman G. Scott asked to pull Resolutions 2024-145 and 2024-146 for further discussion.

Mayor L. Chammings requested that Resolution 2024-147, 2024-152 and 2024-155 be pulled for further discussion.

A MOTION was made by Committeewoman V. Rumsey and seconded by Committeeman G. Scott adopt the Consent Agenda as presented with the exception of Resolutions 2024-145, 2024-146, 2024-147, 2024-152 and 2024-155 for further discussion.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2024-145

Committeeman G. Scott stated that he just wanted to make sure that all of the meeting dates were accurate for the 1st and 3rd of the month with the exception of the months that only have one meeting. Mayor L. Chammings stated the dates are all checked, the meeting in November is on a Wednesday which is noted on the schedule.

Township Attorney E. Bernstein asked if the Committee meets at 6:00pm for the Reorganization meeting. He stated Resolution 2024-145 should be amended to reflect that Reorganization is at 6:00pm.

A MOTION was made by Committeewoman V. Rumsey and seconded by Committeeman G. Scott, to Adopt Resolution 2024-145 with the amendment to reflect the Reorganization meeting on January 7th starts at 6:00pm.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2024-146

Committeeman G. Scott stated that he doesn't agree that the Town Hall should be closed the day after Thanksgiving; he feels that should not be a holiday.

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman V. Rumsey, to remove the day after Thanksgiving as a holiday.

ROLL CALL: Committeeman D. Manser; no, Committeewoman D. Delaney; no, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; no. Motion denied.

A MOTION was made by Mayor L. Chammings and seconded by Committeeman D. Manser, to Adopt Resolution 2024-146 as presented.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2024-147

Mayor L. Chammings stated this Resolution was to refund Zoning Board fees for an application that was heard. She would like to see supporting documentation as to why they are issuing a refund for this. The Resolution will be held until the next meeting.

RESOLUTION 2024-152

Mayor L. Chammings stated that she held this Resolution to point out that it's a new Risk Management Consultant since George Moreville has retired. She wanted to thank Mr. Moreville for his approximate 30 years of serving the town and asked the Clerk to send a very heartfelt thank you note. The new Risk Management Consultant is Michael Chymiy.

A MOTION was made by Committeewoman V. Rumsey and seconded by Committeeman D. Manser, to Adopt Resolution 2024-152 as presented.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2024-155

Mayor L. Chammings stated that she had pulled this Resolution because she wasn't sure if she was able to vote on it as she is the head of OEM. Township Attorney E. Bernstein stated that she was allowed to vote.

A MOTION was made by Committeewoman V. Rumsey and seconded by Committeeman D. Manser, to Adopt Resolution 2024-155 as presented.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2024-165

Mayor L. Chammings stated that a change order Resolution was provided for Pierson because they went over the contracted amount. The original quote that was approved was \$16,000-\$20,000. A bill came in for \$24,000. Pierson excavating stated that they did not realize the amount of stuff that was inside of the building and had underestimated their original quote. They

provided the receipts from the concrete disposal and tons from the waste facility. The discussion will continue further in executive session.

DISCUSSION ITEMS:

Police Records

Mayor L. Chammings stated that an agent from the Sussex County Prosecutor's Office has been assisting on going through the old police records and taking detailed notes on the records. Some records will be able to be destroyed and some are permanent records that the town will maintain. Progress is being made.

Recreation

This discussion item will be discussed at a later point in time.

Dog Program

The Township Committee reviewed the additional information given on BarkPass and the issues with the Munidex dog program, as well as the funding in the dog trust and expenses.

A MOTION was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to cancel the Munidex Dog Program and change the dog licensing program to BarkPass subject to the availability of funds.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Committeewoman V. Rumsey; yes, Committeeman G. Scott; no, Mayor L. Chammings; yes. Motion carried with four in favor and one against.

PUBLIC SESSION (any subject – 3-minute limit) 8:12 p.m.

Township Resident P. Piccone stated that he was happy that Mr. Scott is feeling better. He wanted to discuss the ongoing problem at 935 Millbrook Road. He had spoken with Mr. Scott regarding the issue back in May and was supposed to receive a full report from the Zoning Official but still hasn't heard anything. He stated that there are trucks, campers, tents, etc on the property with people living in them. The property is privately owned and the owner residing in another municipality. There are people that come up his driveway trying to find the property. He stated that it looks like a dump and there are at least half a dozen unregistered vehicles as well as the suspicion that other illegal activity happening there. It's not fair to himself nor the other neighbors. He has also spoken with the County Health Department regarding the matter and the County has referred it to the Township Zoning Officer. He asked for an update on the violations and when the matter would be handled.

Committeewoman V. Rumsey stated that she has also spoken with the Zoning Officer regarding this issue and that an inspection would be done soon along with the County but that it is an ongoing investigation so that's all that the Township Committee can comment on at this time. The Township Committee will get information regarding the outcome of the investigation and will be able to give him more information at that time.

Township Resident H. Montford stated that in regards to Resolution 2024-147 for the refund of Zoning fees she had the meeting minutes on her phone that she could send. Township Attorney E. Bernstein stated that the Zoning Board Secretary could send it to the Town Clerk to forward onto the Township Committee for review.

H. Montford also stated that at the July 16th meeting, the SWAEC representative stated that no solar homes would be affected by the co-op. She stated that wasn't true however, she has solar and her bill changed. The Township Committee asked the Clerk to reach out to the representative to notify her of this and see if she has had any other complaints so far.

Township Resident F. Taylor stated that he resides at 937 Potters Road and has loved living here the past ten years. Last May, 935 Potters Road sold their property to new owners. Their first activity was cutting down a stand of mature trees, some of which were on his property. The new

owners plan on excavating and planting over one hundred large trees along the common boundary. The Taylors spent thousands of dollars to have a survey done to stake out the boundary lines to ensure that they don't try to plant on their property as was recommended by their attorney. He stated there have been various threats from the neighbors and the state police have been called on multiple occasions. He stated that they are operating a commercial construction property out of that address with at least 15 pieces of construction equipment including diesel trucks, heavy equipment, utility trailers, skid steers, back hoes, and company employees that enter/leave the site at all hours several days a week. There is also a large towable camper positioned along the boundary line for several weeks as well. They have installed 300 linear feet of orange plastic snow fence mounted on wooden slats erected along the property boundary line. He stated that they keep garbage in an open trailer and drape tarps over it. He stated that he's been trying to contact Mr. Dixon for 13 weeks but has not heard back from him.

Committeeman G. Scott stated that the Zoning Officer needs to go inspect this property and to send a full report to the Committee after reviewing.

Mayor L. Chamings stated that she knows that the Zoning Officer is working on this and that it will be addressed soon. The Township Committee agreed that they would like a report from Mr. Dixon on this as soon as possible as well as a report on 935 Millbrook Road.

Township Resident K. Draghi stated that she just wanted to clarify the cost of BarkPass. Mayor L. Chamings responded that it is \$1,900 per year with a startup fee of \$1,000.

Township Resident D. Peloubet asked if anything has changed with the foreclosures. Township Attorney E. Bernstein asked the Clerk to get in touch with Mr. McBriar to see if he had an update.

No further public comment.

PUBLIC SESSION CLOSED 8:33 p.m.

ATTORNEY'S REPORT

Township Attorney E. Bernstein stated that the only report that he has will be discussed in Executive Session.

BILLS LIST #18 \$ 971,622.21

RESOLUTION 2024-164 AUTHORIZING PAYMENT OF BILLS

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

WHEREAS, the Chief Financial 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 December 3, 2024, are 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.

A **MOTION** was made by Committeewoman V. Rumsey and seconded by Committeewoman D. Delaney to adopt Resolution 2024-164 with the exception of PO 10356 and 30460, funds permitting.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes/abstain from 30462, Committeewoman V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamings; yes. Motion carried with all in favor.

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Committeeman G. Scott, seconded by Committeeman D. Manser, with all members in favor, to go back into Executive Session for further discussion on personnel, attorney client privilege matters and one other matter at 8:36 p.m. Public action may be taken after.

A MOTION was made by Mayor L. Chammings and seconded by Committeeman D. Manser, with all members in favor, to go back into Regular Session at 9:49 P.M.

Township Attorney E. Bernstein stated to let the record reflect that all members of the governing body present commencing from Executive Session are present to recommence to the open session along with the Township Attorney and Township Clerk. There was a continued discussion on salaries of non-union employees. Ordinance 2024-16 is being held until the December 17th meeting for further discussion and further explanation. There was a discussion on the ongoing negotiations with the Township & Teamster Local 125 with no formal action needing to be taken at this time. No other salary items will move forward until the negotiations are settled. There was a discussion on the ongoing issue of affordable housing; the Township Clerk has been instructed to receive a proposal for assistance in this matter regarding the January 31st deadline and to work with the Mayor & Township Attorney regarding the same. There was an overall discussion on some attorney client matters that were brought up during public session relating to property items. No formal action needs to be taken at this time.

ADJOURNMENT

A MOTION was made by Mayor L. Chammings and seconded by Committeeman D. Manser with all members in favor, to adjourn the meeting at 9:52 P.M.

Respectfully submitted,

Valerie Ingles
Municipal Clerk