



**STILLWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
January 27, 2025 @ 7:30 pm**

A **REORGANIZATIONAL MEETING** of the Stillwater Township Zoning Board of Adjustment was held at the above date and time. The meeting was called to order by Mrs. Bair in accordance with the Open Public Meetings Act. The flag was saluted, and roll call taken:

**MEMBERS PRESENT:**

Mr. Lippencott, Mrs. Draghi, Mr. Wykoff, Mrs. Mountford, Mr. van der Haeghen, Mr. Kochenthal, Mr. Doolittle, Mr. Bessler

**MEMBERS ABSENT:** None

**ALSO PRESENT:** William Haggerty, Esq., Deputy Mayor, Vera Rumsey, Committeewoman Dawn Delaney

**SWEARING IN OF BOARD MEMBERS:** John Bessler, Samuel Wykoff, Eric van der Haeghen and Kathy Draghi were sworn in by attorney, Haggerty.

**Appointment of Board Secretary:**

Mr. Lippencott made the motion to appoint Penny Bair as the Zoning Board Secretary for 2025, seconded by Mr. van der Haeghen.

**Roll Call:** Mr. Lippencott – Yes, Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**Appointment of Chairperson:**

Mr. Kochenthal made the motion to re-appoint George Lippencott as the Zoning Board Chairperson for 2025, seconded by Mrs. Mountford.

**Roll Call:** Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**Appointment of Co-Chairperson:**

Mr. Kochenthal made the motion to re-appoint Kathy Draghi as the Zoning Board Co-Chairperson for 2024, seconded by Mr. Wykoff.

**Roll Call:** Mr. Kochenthal – Yes, Mr. Wykoff – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**Appointment of Board Professionals:**

Mrs. Mountford made the motion to reappoint Dolan & Dolan as attorneys and VanCleaf Engineering as Engineer for the Zoning Board for 2025, seconded by Mrs. Draghi.

**Roll Call:** Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**Designation of Meetings – Date, Time and Place**

Mr. Wykoff made the motion to approve the meeting dates, time and place, seconded by Mr. Kochenthal.

**Roll Call:** Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**Designation of Official Newspaper**

Mrs. Draghi made the motion to approve the New Jersey Herald as the official newspaper for the Zoning Board, seconded by Mr. van der Haeghen.

**Roll Call:** Mrs. Draghi – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**MINUTES:**

Mrs. Mountford made the motion to approve the December minutes, seconded by Mr. van der Haeghen.

**Roll Call:** Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Abstained.

**RESOLUTIONS:** None

**COMPLETENESS:** None

**HEARINGS:** None

**PUBLIC SESSION:** The hearing was opened to the public at 7:50pm. There being no public comment, the session was closed to the public.

**BILLS:**

Mrs. Draghi made the motion to pay the following bills, seconded by Mr. van der Haeghen.

Dolan & Dolan – General Matters	\$601.20
Dolan & Dolan – Monahan 2201/10	\$790.50
Dolan & Dolan – Wilbur 3501/7.11	\$ 85.00
Dolan & Dolan – Wilbur 3501/7.11	\$ 51.00
Dolan & Dolan – Wilbur 3501/7.11	\$ 51.00
Dolan & Dolan – Wilbur 3501/7.11	\$ 34.00
Dolan & Dolan – Gatanas	\$195.50
Dolan & Dolan – Gatanas/Wilbur	\$467.50
Dolan & Dolan – General	\$360.10
Dolan & Dolan – McEleney 3602/6	\$ 51.00
NJ Planning Officials Membership Dues	\$185.00
NJPO- Mandatory Training – John Bessler	\$ 95.00

**Roll Call:** Mrs. Draghi – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**CORRESPONDENCE:** 2024 Annual Report

**Annual Report on Applications**

Mr. Lippencott made the motion to approve the Annual Report on Applications for 2024, seconded by Mr. Kochenthal.

**Roll Call:** Mr. Lippencott – Yes, Mr. Kochenthal – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler - Abstained.

**OLD/NEW BUSSINESS:**

The application for 901 Stillwater Road was briefly discussed as neighbors were incorrectly noticed that it was being heard on this date. A motion was made by Mr. Kochenthal to carry the application to February with a caveat that the Board may decide not to hear the matter on that date, seconded by Mrs. Mountford.

**Roll Call:** Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

**EXECUTIVE SESSION:** None

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

**COMMITTEE LIAISON REPORT:** The Committee Liaison report was provided to the Board by Deputy Mayor, Vera Rumsey.

The Township Committee, Recreation Committee and Historical Society are working on the Bicentennial celebration.

The meeting room will soon be reconfigured.

Estimates from RJ Poust have been obtained to redo the HVAC in the meeting room.

The Township Clerk is submitting a grant to finish up projects at the community center and other recreational needs.

Two DPW trucks have been sold through Municipipay.

A tax sale was held on December 30<sup>th</sup> at 10:00am. Four properties were caught up prior to the end of the sale. Three properties had no bid, so they went back to the township. All other properties were picked up on tax sale.

The issue of a joint Land Use Board will be discussed by the town council in a private session.

**ADJOURNMENT:** With there being no further business, at 8:25pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

  
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Penny Bair, Board Secretary  
January 27, 2025