

**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

February 24, 2025 @ 7:00 pm

A REGULAR MEETING of the Stillwater Township Zoning Board of Adjustment was held on the above date and time. The meeting was called to order 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., Joe Vuich, PE, Deputy Mayor, Vera Rumsey and Committee Woman, Dawn Delaney

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: January 27, 2025

Mrs. Mountford made the motion to approve the January 2025 minutes, seconded by Mr. van der Haeghen

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

COMPLETENESS: 901 Stillwater Road, LLC

Frank McGovern, Esquire represented Mr. Gatanas in his appeal of the Notice of Violation and Interpretation. He provided testimony in support of the application requesting that it be overturned. A motion was made by Mrs. Mountford to deem the matter complete for a hearing, seconded by Mr. Kochenthal.

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

HEARINGS: 901 Stillwater Road, LLC

Mr. Gatanas was sworn in and provided testimony regarding the property. Mr. McGovern presented his case for an Appeal of a notice of violation as well as an interpretation that the uses proposed fall within the historic uses of the property as well as the zone. Mr. Gatanas answered all questions presented by his counsel regarding the property, the building and the uses proposed by his business. He testified that there have only been cosmetic changes

made to the building. He intends to preserve the building as a church and will operate it to allow continued community use for events such as Alcoholics Anonymous, clubs, etc. Following the applicant's testimony, the hearing was opened to the public at 8:43pm. Ten members of the public were sworn in, and each expressed their support for Mr. Gatanas' application. The matter was closed to the public at 9:23pm.

A motion was made by Mr. van der Haeghen to overturn the Notice of Violation seconded by Mr. Kochenthal.

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

A second motion was made by Mr. van der Haeghen for an interpretation which would include continuing the historic uses of the church and property for events such as events, clubs, AA meetings, etc., contingent upon a detailed list which will be drafted between the attorneys. The motion was seconded by Mrs. Mountford.

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

BILLS:

Mr. Wykoff made the motion to pay the following bills, seconded by Mrs. Draghi.

Dolan & Dolan – Wilbur 3501/7.11	\$131.25
Dolan & Dolan – Gatanas 3202/2	\$140.00
Dolan & Dolan – General	\$511.00
VanCleeef Engineering – Gatanas 3202/2	\$147.00

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

CORRESPONDENCE: None

OLD/NEW BUSINESS:

- Mrs. Mountford brought up the Board members' concern regarding necessary security for the March meeting. The secretary will contact the Sheriffs Office as well as the New Jersey State Police to inquire about hiring security.

A motion was made by Mrs. Mountford to authorize payment of security for the March Meeting from the Zoning Board's budget up to \$750.00, seconded by Mrs. Draghi.

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

Mrs. Mountford also brought up the survey that was done regarding possibly changing the current Planning and Zoning Boards to a Combined Use Board. She and the rest of the Board disagree and feel the Township should continue to maintain separate Planning and Zoning Boards. In response, Deputy Mayor Vera Rumsey advised that the Township would discontinue reconsideration of a combined board and the subject matter is closed.

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 9:38pm. There being no public comment, the session was closed to the public.

COMMITTEE LIAISON REPORT:

ADJOURNMENT: With there being no further business, at 9:42pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

Penny Bair, Secretary
Zoning Board of Adjustment