

**STILLWATER TOWNSHIP
PLANNING BOARD MEETING**

Minutes April 16, 2025

The Reorganization Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Chair Puccio at 7:00 pm.

Roll Call: Members Present:

Mrs. Puccio Mr. Pierce
Mayor Chammings Mr. Voris
Mr. Lippencott Mrs. McDonough

Members Absent: Mrs. Delaney and Ms. Kavanagh

Also Present: William Haggerty, Esq.

The Board stood for the flag salute, and it was announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et. seq.

MINUTES:

Mayor Chammings made the motion to approve the March 2025 Minutes, seconded by Mr. Voris.

Roll Call: Mayor Chammings - Yes, Mr. Voris -Yes, Mrs. Puccio - Yes, Mr. Pierce -Abstained, Mrs. McDonough - Yes.

MEMORIALIZING RESOLUTIONS: None

COMPLETENESS: 923-927 Old Schoolhouse Road LLC

Mayor Chammings made the motion to deem the matter complete, seconded by Mr. Voris.

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

HEARINGS: 923-927 Old Schoolhouse LLC

Daniel Benkendorf, Esq. of Askin and Hooker testified on behalf of the applicant, Marie Erb. The application is for a minor subdivision to take a portion of Block 2701, Lot 14.01 and attach it to Block 2701, Lot 14.04. This will reduce the need for a variance and bring the lot into compliance. In addition, a portion of the septic for Lot 14.04 currently sits on 14.01. The subdivision will also remediate that situation.

OPEN TO THE PUBLIC: The meeting was opened to the public at 7:11. There being no public comment, the hearing was closed to the public.

Mayor Chammings made the motion to approve the application conditioned on the correction of a clerical error on the triangle of the site plan, seconded by Mrs. McDonough.

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

BILLS:

Mayor Chammings made the motion to pay the following bills, seconded by Mr. Pierce.

Dolan and Dolan: General	\$414.75
923-927 Old Schoolhouse LLC	\$105.00
Escrow Releases:	
AF & EJF, LLC- Informal	\$ 557.00
The Nature Conservancy -	
3301/1, 3302/3, 3502/1 & 3306/2, 3501/2.01	\$1881.75
Kelsky/Benz - 3302/2	\$ 16.50

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

OLD/NEW BUSINESS: Jessica Caldwell of J. Caldwell and Associates provided an overview of the draft Housing Element and Fair Share Plan. It replaces the previous Affordable Housing/COAH plan. Mrs. Caldwell reviewed the various sections with the members of the Board. Discussion was held and suggestions/revisions by the Board were welcomed so that a final Plan can be adopted at the May hearing.

CORRESPONDENCE: NJPO

LIAISONS: The Township Committee report was provided by Mayor Chammings. The 2025 Budget was approved.

Municipal taxes will increase approximately \$12.00 per \$200,000 of assessed value. Stillwater School taxes are increasing \$170.00 per \$200,000 of assessed value, Kittatinny High School will increase \$58.00 per \$200,000 of assessed value and the County is increasing \$40.00 per \$100,000 of assessed value. In total the average home will have an increase of approximately \$400.00-\$500.00 per \$200,000 of assessed value.

The Committee adopted an ordinance appropriating \$587,100.00 for various improvements and acquisitions for the Township.

The Township will be entering into a contract with Union County Co-op for asphalt. A contract was awarded to Wilco to repair the HVAC in the Township Building. The Bi-Centennial Parade and celebration are in the works.

Mayor Chammings acknowledged a few young residents, Paige Decaro and Kyle Kavanagh for their future endeavors.

The Environmental Commission report was provided by Mr. Lippencott. PSE&G wetlands application was circulated.

The 40-year water quality report was discussed including future actions. The Trex program has collected enough to have a new bench assembled.

The Environmental Commission recognized some of their members for various good deeds. There were no endangered species sightings.

The Commission discussed performing possible presentations to engage the community to get involved and to be more aware of the environment.

EXECUTIVE SESSION: None

PUBLIC COMMENT: Mrs. Puccio opened the hearing to the public at 8:36pm. There being no public comment, the meeting was closed to the public.

ADJOURNMENT:

With there being no further business, a motion was made to adjourn the meeting with all in favor at 8:37pm.

Respectfully Submitted:

Penny Bair, Secretary
Planning Board