



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
April 28, 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. Kochenthal, Mr. Doolittle

MEMBERS ABSENT: Mr. van der Haeghen, Mr. Bessler

ALSO PRESENT: William Haggerty, Esq., Michael Vreeland, PE, Deputy Mayor, Vera Rumsey and Committee Woman, Dawn Delaney

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: March 24, 2025

Mrs. Draghi made the motion to approve the March 2025 minutes, seconded by Mrs. Mountford.

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

RESOLUTIONS: 901 Stillwater, LLC - Adoption of the Resolution will be carried to the May hearing.

COMPLETENESS: Morrison, 931 Plymouth Lake Drive, Block 1102, Lot 25.

Mr. Vreeland of VanCleeef Engineering advised that, based on the information submitted, the application could be deemed complete for a hearing.

Mr. Kochenthal made the motion to deem the matter complete for a hearing, seconded by Mr. Doolittle.

Roll Call: Mr. Kochenthal - Yes, Mr. Doolittle - Yes, Mr. Lippencott - Yes, Mrs. Draghi - Yes, Mrs. Mountford - Yes, Mr. Wykoff- Yes.

HEARINGS: Morrison, 931 Plymouth Lake Drive, Block 1102, Lot 25.

The applicant, Moshe Morrison was sworn in by Mr. Haggerty and provided testimony. In his application, he is requesting permission to convert the first floor of the existing garage into a gym and create a game room on the second floor. In addition, the application requests the addition of a concrete slab to add a hot tub and a gazebo on the lakefront side of the property. Mr. Morrison answered questions from the board to confirm the specifics of his renovations.

The matter was opened to the public at 7:23pm.

Mr. John Lattoz of 929 Plymouth Lake Drive was sworn in and advised that he has no problem with the slab, hot tub and gazebo, but has concerns about water waste. He also questioned how the applicant would run electricity to the garage. He was advised that the applicant would need to adhere to all town and county health department regulations. Mr. Lattoz then relayed that the applicant has advertised the property for use as an AIR BNB. The applicant confirmed the same, but said he was only doing so to help pay for the home (his 2nd home). Mr. Haggerty advised he must register the property with the Town, otherwise he is in violation.

Ann Mccarrick of 928 Plymouth Lake Drive was sworn in. She spoke to voice concerns about the possible overuse of the septic. The AIR BNB advertisement notes that the home can sleep 10 people. Her worries were about 10 people showering, using water and toilets on the property.

Anna Pezik of 933 Plymouth Lake Drive was also sworn in. Her concerns are noise, parties, etc. if various people occupy the property for recreational and vacation purposes. She also requested information regarding outdoor lighting being added because her home is very close. Mr. Vreeland suggested that if lighting were to be added, it be downward and shielded to not bother the neighboring properties. The property is part of a lakefront community. If parties or noise nuisances occur, residents were advised to contact the Homeowner's Associations with complaints.

The Board discussed stipulations of approval of the application as follows:

No overnight guests are permitted in the garage and no beds or furniture which could be slept on shall be in the garage/gym/game-room areas.

No kitchen shall be allowed

Half bathroom will be allowed (no tub or shower)

All proper approvals from the Town and County must be adhered to

The mini-split unit for heat shall be placed on the lakeside or right side of garage as close as allowable for proper installation

No flood lights or second story lighting shall be permitted

Mrs. Mountford made the motion to approve the application, seconded by Mrs. Draghi, with the above stipulations.

Roll Call: Mrs. Mountford - Yes, Mrs. Draghi - Yes, Mr. Lippencott- Yes, Mr. Kochenthal - Yes, Mr. Wykoff- Yes, Mr. Doolittle - Yes.

BILLS:

Mrs. Mountford made the motion to pay the following bills and release the below escrows, seconded by Mr. Wykoff.

Dolan & Dolan – General	\$458.50
Dolan & Dolan - Morrison- Block 1102, Lot 25	\$ 52.50
Dolan & Dolan - Gatanas 3202/2	\$192.50

Dolan & Dolan - Wilbur 3501/7.11	\$280.00
Dolan & Dolan - DaSilva 3306/1	\$ 78.75
VanCleaf Engineering - Gatanas 3202/2	\$760.00
VanCleaf Engineering - Wilbur 3501/7.11	\$228.00

Escrow Refunds:

AF&EJF, LLC	\$ 307.10
Stillwater Farms, LLC	\$ 681.50
McEleney	\$1704.00
Michael Monahan	\$ 209.50
Swartswood Deli/Qarmout	\$ 311.50

Roll Call: Mrs. Mountford - Yes, Mr. Wykoff- Yes, Mr. Lippencott- Yes, Mrs. Draghi - Yes, Mr. Kochenthal - Yes, Mr. Doolittle - Yes.

CORRESPONDENCE: None

OLD/NEW BUSINESS: None

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 8:03pm. There being no public comment, the session was closed to the public.

COMMITTEE LIAISON REPORT: The Liaison report was provided by Deputy Mayor, Vera Rumsey.

The Community Center has continued drafting modifications to their rental and use forms. Fees will increase for private parties, but not for civic groups.

The Stillwater Bicentennial will be held on June 7th. The Historical Society will be on Main Street. There will also be vendors, fireworks and a parade.

The Fire Department will host a coin toss on May 2nd from 3pm to dark and on Saturday, May 3rd beginning at 7am by the County Garage and in the middle of Swartswood.

Complaints continue regarding the residents at 935 Potters Road running a commercial business. The road department will inspect the road to evaluate where there is more damage than normal because of the commercial trucks.

ADJOURNMENT: With there being no further business, at 8:10pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

Penny Bair, Board Secretary