

**STILLWATER TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES**

MAY 6, 2025

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor L. Chammings at 6:35 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, Deputy Mayor V. Rumsey, Committeeman G. Scott, Mayor L. Chammings

Also Present: Township Attorney E. Bernstein

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Deputy Mayor V. Rumsey, seconded by Committeewoman D. Delaney, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:36 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, Contract, 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.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney to go back into Regular Session at 6:50 P.M.

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

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body present, commencing from the Executive Session, are present to recommence the open session along with the Township Attorney and Township Clerk. There was a discussion regarding ongoing issues with Affordable Housing, the electric aggregation program, and other attorney-client privilege matters. No formal action needs to be taken at this time.

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman D. Delaney, with all members in favor, to take a brief recess until 7:00 P.M.

FLAG SALUTE: Mayor L. Chammings led the Flag Salute at 7:00 P.M.

PRESENTATION: Citizen Scientists from Stillwater School- Laura Ciccolella & Dr. Kochis

Laura Ciccolella (Science, Technology & Engineering Teacher) from Stillwater Elementary School introduced herself and thanked the Municipal Clerk and Township Committee for all that they've done to assist with the grant application and program. The school & the township have partnered together and received a grant for \$40,000 to work together to teach climate science and have students work on a project with town leaders that affects their community environmentally. The goal of the citizen scientists' program was to teach students early on that scientists have to do more than research to make a difference. With the grant, the school was able to purchase a professional weather station, virtual reality system which allowed the 6th grade class to take a class trip to Antarctica and coral reefs affected by different climate changes, iPads, production materials to film the video, thermal sensing technology and architect kits that were used to build the model of the community center. The greatest part of this grant was that it enabled students to embark on a project, pursue and audit the community center's energy usage, and come up with solutions to help the center. The results of the project are in the video. She stated that they also just found out that they were just approved for an additional grant for \$15,000 to be able to continue the program with even more students.

After the video, the Township Committee & members of the public had time to ask the present students questions. The Township Committee expressed how impressed they were with the students and thanked them for their suggestions on how to save on energy usage at the Community Center. Their posters & model of their project will temporarily be on display at the Community Center, so people have a chance to see what they've been working on.

Mayor L. Chammings thanked Superintendent Dr. Kochas for everything he has done for Stillwater Township. He has accepted a different position so he will be leaving Stillwater School.

There was a brief break while the kids cleaned up from their presentations.

COMMITTEE REPORTS:

The Township Committee agreed to move the Committee Reports to the next meeting on May 20th, except for a few updates.

Committeeman D. Manser stated that he attended the Board of Education meeting on April 28th, where they passed their budget. He said that they received 18 applications for the superintendent position and hope to have their main candidate for appointment the first of July.

Deputy Mayor V. Rumsey stated that the community center is still on hold for renting out for parties until they adopt the new fees and plan.

Mayor L. Chammings stated that the Planning Board meeting is on May 21st beginning at 7:00 P.M. where the hearing will be on the Fair Share & Housing Element Plan, Open Space & Recreation Plan hearing, and the State Redevelopment Plan, presented by J. Caldwell & Associates. She stated that all the documents are on the website for public viewing.

AMENDMENTS TO AGENDA:

No amendments to the agenda.

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

Public Session Open at 7:36 pm.

No public comment.

Public Session Closed at 7:36 pm.

OLD BUSINESS:

PUBLIC HEARING & FINAL ADOPTION

ORDINANCE 2025-10
CAPITAL ORDINANCE APPROPRIATING \$5,284.60
FOR THE LINING OF PARKING LOTS OF STILLWATER
AREA PARKS PAVED IN 2024

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

Section 1. The improvements described in Section 3 of this capital ordinance are hereby respectively authorized as general improvements to be made or acquired by the Township of Stillwater, New Jersey. For the said improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefore and amounting in the aggregate to \$5,284.60, which has heretofore been set aside for the improvement of purpose stated in Section 3 and now available therefore by virtue of

provision in a previously adopted budget or budgets of the Township for capital improvement purposes.

Section 2. For the financing of said improvements or purposes and to meet the part of said \$5,284.60 appropriations, the Township will use funding as described in Section 3.

Section 3. The improvements hereby authorized and the purpose for the allocation of which said obligations are to be spent, the appropriation made for an estimated cost of such purpose, and the estimated maximum amount of funds to be spent for such purpose, are respectively as follows:

Lining Costs of Paved Parking Lots: \$566.14	Ord 2019-04: Playground-Phase 2
\$118.39	Ord 2022-08: Pond Brook Paving
\$1,697.83	Ord 2018-06: Stillwater Park Improv.
\$2,902.24	Ord 2024-09: Update Comm Ctr Wiring

The aforesated improvements or purposes where applicable, are in accordance with specifications on file in the office of the Township Clerk, which specifications are hereby approved.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- (a) The said purposes described in Section 3 of this capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specifically assessed on property specially benefited thereby.
- (b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is twenty (20) years.

Section 5. This capital ordinance shall take effect ten (10) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman D. Manser, to open the discussion on Ordinance 2025-10 to the public.

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

No Public Comment. Public Session Closed.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Ordinance 2025-10.

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

NEW BUSINESS:

ORDINANCE INTRODUCTION AND FIRST READING- Public Hearing & Final Adoption May 20, 2025

ORDINANCE 2025-11

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE
OF REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS
PURSUANT TO N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Township of Stillwater is the owner of certain real property set forth in Schedule “A”, which properties are not needed or required for municipal use; and

WHEREAS, the lots are less than the minimum size required for development under the municipal ordinance and is without capital improvements; and

WHEREAS, the Township Committee deems it in the best interest of the Township of Stillwater to sell the properties to owners of each contiguous property in accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and

WHEREAS, the sale shall be conducted as an auction limited to contiguous property owners to be held at the Township of Stillwater Municipal Building, 964 Stillwater Road, Newton, New Jersey 07860 on June 24, 2025, at 3:00pm or such adjourned date as may be determined by the Stillwater Township Committee; and

NOW, THEREFORE, BE IT ORDAINED by the Stillwater Township Committee as follows:

1. The Township of Stillwater shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, the properties listed on Schedule “A” to the contiguous property owners. Schedule “A” also contains the minimum sale price for each property. The sale is limited to contiguous property owners, and the sale is conditioned upon the property being sold merging with the contiguous property owner’s existing property. The properties being sold are less than the minimum size required for development under the municipal zoning ordinance and are without any capital improvement and shall be merged with the purchaser's contiguous lot. The Township Committee reserves the right, in its discretion to reject all bids for each property for any reason, including but not limited to, in the event that the minimum sale price for such property is not met.

2. Upon final passage of this Ordinance, the sale shall take place on June 24, 2025 at 3:00pm at the Stillwater Township Municipal Building, 964 Stillwater Road, Newton, New Jersey, subject to receiving no higher bid for said parcels, after offering same to the highest bidder, at said time and place.

3. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stillwater Township Municipal Building. Notice of adoption of this Ordinance shall be made in the official Township newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Township of Stillwater newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.

4. The property shall be sold subject to the following terms and conditions:

(a) The property is sold "as is". No representations of any kind are made by the Township as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder who is the owner of a contiguous property, which property shall merge with the property being sold, and become part of the contiguous property owned by the successful bidder.

(c) The Township does not warrant or certify title to the property and in no event shall the Township of Stillwater be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(d) Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(e) The highest bidder shall deposit with the Township cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township of Stillwater will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(f) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$275 for the legal services incurred by the Township; (2) the Township of Stillwater's advertising and the actual recording fees within thirty (30) days after the date the Council adopts a resolution confirming the winning bid(s); and (3) realty transfer fees, if any. The balance shall be paid by certified funds. In addition, for all properties that are subject to Section 5 (r) of this Resolution, the Purchaser shall provide the Township Attorney with a copy of the deed for their existing property and their title insurance policy within seven (7) days of their being notified that they are the successful bidder of the sale. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Township Attorney and, after execution by the Township Officials, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township Attorneys beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement shall be billed at the rate charged by the Township Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

(g) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Township of Stillwater and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

(h) The property will be sold subject to the current year taxes, prorated from the date of sale.

(i) The Township Committee reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(j) All bidders currently owing property within the Township must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(k) This same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Township of Stillwater.

(m) No employee, agent or officer of the Township of Stillwater has any authority to waive, modify or amend any of the conditions of sale.

(n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(o) The failure of the purchaser to close on title within the time provided for in Subsection 5(f) of this Ordinance shall constitute a breach of this Ordinance unless the Township agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within the dates provided for in Subsection 5(1) or such date as

may be extended by the Township, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit as provided for in Subsection 5(c) of this Ordinance.

(p) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

(q) The sale shall be subject to final approval by the Township Committee.

Potential Bidders are advised:

- (1) To conduct all necessary title searches prior to the date of sale.
- (2) No representations of any kind are made by the Township of Stillwater as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".
- (3) The Property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.
- (4) The highest bidder for the Property shall have the right, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Township of Stillwater, the Township of Stillwater shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Township of Stillwater not less than one week prior to the date set for closing of title.

Additional Terms the Successful Bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
- (2) That the failure to close title as agreed shall forfeit to the Township of Stillwater any and all money deposited with the Township.

5. 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.

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

7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

This Ordinance shall take effect upon final adoption of publication as may be required by law.

SCHEDULE A

<u>Tax Block</u>	<u>Lot</u>	<u>Location</u>	<u>Lot Size</u>	<u>Minimum Sale Price</u>
409	1	Lower Lake West	150 x 105	\$500
507	1	Cherrywood Drive	1.405 AC	\$1,000
303	12	Spruce Trail	80 x 250	\$500
901	12	1014 Owassa Road	1.10 AC	\$1,000
901	16	Owassa Road	60 x 104	\$500
902	13	Owassa Road	150 x 100	\$500
902	16	Owassa Road	50 x 100	\$500
903	7	Plymouth Lake Dr E	50 x 330	\$500
903	23	Plymouth Lake Dr E	50 x 455	\$750
1001	5	913 Upper Drive	100 x 200	\$500
1101	42	Upper Drive	1.27 AC	\$1,000
1102	3	963 Owassa Road	50 x 200	\$500
1103	40	Upper Drive	98 x 174	\$500
1201	2	Plymouth Lake Dr E	150 x 313	\$1,000
1201	4	918 Plymouth Lake Dr E	50 x 297	\$500
1201	49	Owassa Road	50 x 140	\$500
1201	58	Owassa Road	60 x 117	\$500

A MOTION was made by Committeewoman D. Delaney and seconded by Deputy Mayor V. Rumsey to introduce Ordinance 2025-11.

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

Resolutions

RESOLUTION 2025-078

AUTHORIZING REFUND OF PLANNING BOARD ESCROW ACCOUNTS

WHEREAS, the Chief Financial Officer has certified that the following property owners have Planning Board Escrow Accounts; and

WHEREAS, all conditions have been met;

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>
Nature Conservancy 3303/1	Escrow Acct	\$411.25
Nature Conservancy 3302/3	Escrow Acct	\$697.25
AF & EJF – Informal	Escrow Acct	\$399.00
Nature Conservancy 3502/1 – 3306/2.01-02	Escrow Acct	\$540.00
Kelsky/Benz 3302/2	Escrow Acct	\$16.50
AF & EJF 3306/2.04-2.07,2.99	Escrow Acct	\$158.00
<u>Nature Conservancy 3501/2.01</u>	<u>Escrow Acct</u>	<u>\$233.25</u>
Total Refund:		\$2,455.25

A MOTION was made by Committeewoman D. Delaney and seconded by Committeeman G. Scott to adopt Resolution 2025-078.

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

RESOLUTION 2025-079

AUTHORIZING REFUND OF ZONING BOARD ESCROW ACCOUNTS

WHEREAS, the Chief Financial Officer has certified that the following property owners have Zoning Board Escrow Accounts; and

WHEREAS, all conditions have been met;

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>
AF & EJF LLC - COAH	Escrow Acct	\$307.10
Swartswood Deli	Escrow Acct	\$311.50
Stillwater Farms LLC	Escrow Acct	\$681.50
McEleney	Escrow Acct	\$1,628.00
Monahan	Escrow Acct	\$209.50
Total Refund:		\$3,137.60

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott to adopt Resolution 2025-079.

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

RESOLUTION 2025-080

REFUND OF PERMIT FEES

WHEREAS, the Chief Financial Officer has certified that Fees for Permit Number 20240274 in the amount of \$575.00 were collected for solar panel installation to be performed at 954 Cedar Drive, Block 3906, Lot 8, and;

WHEREAS, the installation was canceled by the homeowner;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township, that a refund be issued in the amount of the permit fee less DCA fees in the amount of \$88.00 and administrative fees in the amount of \$89.00 for a refund amount of \$398.00.

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Trinity Solar 2211 Allenwood Road Wall, NJ 07719	Permit Fee	\$398.00

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott to adopt Resolution 2025-080.

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

RESOLUTION 2025-081

**APPROVING NORTH SHORE HOUSE FIREWORKS FOR WEDDING CEREMONY
ON MAY 30, 2025**

WHEREAS, a Resolution of the Stillwater Township Committee is required by the New Jersey Department of Labor, Division of Workplace Standards, to grant permission for the public display of fireworks; and

WHEREAS, the contracted designated fireworks company has submitted a proposal for a fireworks display with a copy of the permit application, certificate of insurance, a site diagram and other pertinent information, in conjunction with a fireworks display that will take place at the North Shore House, 912 Swartwood Road, Newton, NJ 07860 on May 30, 2025 provided by Here Comes the Boom Pyrotechnics, LLC and will last approximately 5 minutes at 10:00 P.M. as part of a wedding celebration; and

WHEREAS, Sussex County Fire Marshal Virgil R. Rome, Jr. has advised that the application for said fireworks display is complete and in order; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater that the Township of Stillwater is granted permission for a fireworks display during the celebration of wedding at the North Shore House that will take place on May 30, 2025 and that said fireworks display will be provided by Here Comes the Boom Pyrotechnics, LLC and will last 5 minutes at 10:00 P.M.; and

BE IT FURTHER RESOLVED that a certified original of the Resolution be forwarded to the New Jersey Department of Labor Division of Public Safety and Sussex County Fire Marshal Virgil R. Rome, Jr.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-081.

Committeeman G. Scott asked where they are shooting the fireworks off, as if it's over the lake, they would need permission from the State. Committeeman D. Manser responded that they are shooting them into their field where they used to have the campers. The fire department will also be there on-site. Mayor L. Chammings stated that closer to the event that they will put something on the website stating that there are approved fireworks at the North Shore House for a private event and that it is not town sanctioned.

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

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:**

April 15, 2025, Meeting Minutes & Executive Session Minutes

***CORRESPONDENCE:**

1. Stillwater Township Zoning Board of Adjustment March 24, 2025, Meeting Minutes
2. Stillwater Township Planning Board March 19 Meeting Minutes
3. Letter from Sandyston Township to the Department of Interior regarding the Delaware Water Gap National Recreation Area
4. Sussex County Division of Taxation Resolution

APPROVAL OF THE CONSENT AGENDA

A **MOTION** was made by Deputy Mayor V. Rumsey and seconded by Committeeman D. Manser, to approve the Consent Agenda as presented.

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

DISCUSSION ITEMS:

1. Municipal Office Summer Hours

The Township Committee discussed the summer hours request of closing the building at noon on Fridays and determined that it was in the best interest of the residents to continue normal hours.

2. Signage at the Recycling Center

Deputy Mayor V. Rumsey and Committeeman D. Manser explained that a person was dumpster diving, taking metal, and leaving. It's dangerous and a liability to the township. It's also stealing and taking money from the township. They discussed the option of putting up signs or having stickers for Stillwater Township residents' cars that can be mailed out with the tax bill. Other towns are using our services, so this would limit the entry to Stillwater residents only.

The Township Committee agreed, for now, to put signage up stating no one is allowed inside the dumpsters, and if any of the employees see it happen, to get their license plate number and report it to the police. The stickers for the cars are something that they will discuss in the future.

PUBLIC SESSION (any subject – 3-minute limit) 7:51 p.m.

Township Resident K. Draghi stated that it was she and her husband who reported the recycling issue on the Sunday after Easter. The first person was straddling the dumpster and lifting items out with some type of pole. She stated that there wasn't anything that the staff could have done as they were all busy. The person took a bunch of metal siding that had just dropped off.

Township Resident S. Michaelman reported a 10' x 12' sinkhole on Possum Hill Road. She stated that multiple potholes on the road have been patched but then are torn up over the winter from the plows and are worse than before. There are only 8 houses on the road, but people use the road as a cut-through to get to the campground and other places. She stated that it's also dangerous to emergency vehicles trying to get down the road.

Mayor Chammings responded that the Capital Ordinance for the transfer of funds was recently adopted for oil & stone as well as pavement. The Resolution was adopted at the last meeting, joining the Union County Co-Op. The town is purchasing a new roller, and the paver has been taken to the DPW and prepped. She stated that they will be paving the sides of Possum Hill Road and using oil & stone for the rest.

S. Michaelman said that it is just a band-aid, that it needs to be fixed. She has not reported the issue directly to the DPW, she came to the meeting to address it with the Township Committee. Drainage also needs to be done. She also commented that she thinks that key cards or something else for the recycling center would be great.

K. Draghi asked why there was a reimbursement on the bills list for Emmons Lane. Mayor L. Chammings explained that the town has an agreement with them for snow plowing, that they have submitted all necessary receipts, and will be reimbursed.

K. Draghi asked if the town could purchase another door draft for the community center door. Deputy Mayor V. Rumsey stated that they had purchased one, but that you can see daylight through the door again. She explained that they will not be purchasing anything further for this door, that they're looking into replacing the door in the very near future. K. Draghi asked if they could adjust the temperature in the Community Center. Deputy Mayor V. Rumsey stated that they can adjust it in person at the center, or that she and Committeewoman D. Delaney will have an app on their phone to control the temperature remotely as well.

No further public comment.

PUBLIC SESSION CLOSED at 8:06 p.m.

ATTORNEY'S REPORT

Township Attorney E. Bernstein stated that his update will be given during executive session.

BILLS LIST #8 \$ 1,343,076.40

RESOLUTION 2025-082

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 May 6, 2025, 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 Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-082, funds permitting.

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

Mayor L. Chammings stated that they had suspended executive session earlier as they had not finished their executive session discussion yet, so they will be re-entering executive session at this point.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman D. Manser to go back into executive session at 8:10 PM.

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

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney to go back into Regular Session at 9:40 P.M.

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

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body present, commencing from the Executive Session, are present to recommence the open session along with the Township Attorney. The Deputy Clerk was present for a portion of the executive session. There was a discussion on a contract, direction was given to update the paperwork. There was a discussion regarding a personnel matter, and direction has been given by the Township Attorney. No formal action needs to be taken at this time.

RESOLUTION 2025-083

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER AUTHORIZING THE
APPOINTMENT OF NICHOLAS CARRIERA
AS PART-TIME DPW LABORER**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater appoint Nicholas Carrier as a part-time DPW Laborer for 24 to 29 hours per week pursuant to the Collective Bargaining Agreement's Laborer I 2025 rate. The employment start date will be May 7, 2025.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, May 6, 2025.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-083.

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

ADJOURNMENT

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott, with all members in favor, to adjourn the meeting at 9:42 P.M.

Respectfully submitted,

Valerie Ingles
Municipal Clerk