

**STILLWATER TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES**

MAY 20, 2025

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor L. Chammings at 7:02 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

FLAG SALUTE: Mayor L. Chammings led the Flag Salute at 7:02 P.M.

COMMITTEE REPORTS:

Committeeman G. Scott

Committeeman G. Scott stated that the DPW has been busy putting the flags up for the bicentennial celebration. They are also working on having everything prepared to start paving. The County is currently paving Fairview Lake Road.

The Gypsy Moth spraying will also be happening soon. They were flying over the township, completing a dry run that day. Due to the weather, the spraying has been delayed. They will tentatively be spraying on Tuesday, May 27th.

Committeeman D. Manser

Committeeman D. Manser explained that there were 26 applicants for the Superintendent position at Stillwater School. They have whittled the number down to 10 applicants. They have an interim superintendent for the time being but would like to have the new superintendent chosen prior to the school year starting in September. They are getting ready for their 6th-grade graduation.

Committeeman D. Manser stated that there had been an issue at the recycling center with the dumpster diving, which is being addressed. He stated that people are bringing their flowerpots and flats to the recycling center again because they used to be recyclable, however, they now need to go in the trash. He believes that they can be recycled at SCMUA, but residents would have to take them there themselves. The recycling center still has the third employee there who has been helping to assist residents with sorting their recycling and has been fishing out the flowerpots from the bins so that the Township doesn't get in trouble with SCMUA again.

Committeewoman D. Delaney stated that she had a speech prepared for Stillwater Day; however, since there weren't many residents in attendance, she would wait to say it until that day. The Recreation Commission has been diligently working on Stillwater Day. They are working on the games and vendor placements now and are very excited. They are very well organized and ready to go. She's hoping for a nice crowd at the Main Street event and at Veterans Park, and for a wonderful fireworks display. She thanked the Recreation Commission for their volunteer efforts.

Deputy Mayor V. Rumsey

Deputy Mayor V. Rumsey stated that she didn't have the number from the Fire Department for this month. They have gone out for their water rescue drills on Swartswood Lake. They also had an open house on Sunday for residents to attend and watch the baseball game. There was food donated from the Hyde Away Restaurant. There were quite a few people in attendance, and everyone had a great time.

Deputy Mayor V. Rumsey stated that the Zoning Board passed the resolution for 901 Stillwater Road. 931 Plymouth Lake Road was taken care of. 932 Saddleback Road, 903 McClain Lane, and 936 Cedar Drive were reviewed for completeness, had hearings, and were all approved to move forward.

Deputy Mayor V. Rumsey stated that everything is going well at the Community Center.

Mayor L. Chammings

Mayor L. Chammings stated that there were two interviews for the part-time DPW Laborer position. They decided to hire one of the applicants, and so far, everything has been working out well. Committeeman G. Scott noted that he stopped down on the new employee's first day and that everything was going well; he has fit right back in, and everyone is getting along great.

Mayor L. Chammings had a meeting with an old Stillwater business's son who would like to come back and potentially run a new business in Stillwater. She and the Planning Board Chair, K. Puccio, met with him. He will present a business plan, and they will move forward from there. It is a non-conventional agricultural business.

The Environmental Commission had a news release for the 40-year water report and accepted the report.

On May 14th, she and Municipal Clerk V. Ingles attended a meeting at the Wantage Joint Court. There is a new judge and a new prosecutor. They also went over ticket books; how it's the Township's responsibility to notify the court of any changes with the Zoning Officer and Animal Control Officers, so that they may issue them an ID number, and they will be given a ticket book for violations. They also discussed procedures and Ordinances. The newly adopted Ordinance raising the fines for tractor-trailers has been forwarded to them to update their system. They will be scheduling another meeting in the fall to renew the Joint Court Contract. The pricing will go up approximately 2-3%, which is typical.

On May 15th there was a gypsy moth meeting between the Department of Agriculture's Howard Panton, the DPW Supervisor, the Municipal Clerk and Mayor Chammings. The DPW Supervisor will be out at 5:00 am the morning of the spraying to notify any resident who may be out of the incoming plane. He will have a radio to be able to communicate with the plane if there are many people outside in a spray block, so that the pilot can circle back to that block later. The notices were mailed to all residents in the spray zone as well as placed in two newspapers, discussed at Committee meetings, and all the information was on the website on the welcome page.

On May 16th, Mayor L. Chammings and the Municipal Clerk attended a Zoom legislation meeting. They discussed small-town rescue plans. They are in the process of passing 20 different bills. They are working on trying to increase the number of controlled burns to aid in preventing wildfires. There has been nothing more regarding the public notices with the DCA yet.

The zero-turn mower has been ordered and delivered. The buffalo blower has been received, and the front-end loader is being put on the Kubota. They have also ordered the SFD turnout gear, new radios, and more filing cabinets for the town hall. They are still looking into drone insurance. The heat/air issue in the meeting room has been fixed.

Mayor L. Chammings gave an update on the bridge. The County hired a consulting firm, and recommendations were given by VanCleaf to the County. The guardrail will be replaced on one side and pushed back as far as it can go. The other side will have a slightly narrower jersey barrier, which will put it down to one lane. This is a temporary solution, which will allow them to remove the traffic lights. The real bridge repair will occur in approximately 4-5 years.

Mayor L. Chammings noted that this week is EMS week, May 18th through May 24th. She read aloud the Proclamation from the Governor's office.

Mayor L. Chammings noted that the Memorial Day Service will be held at Veterans Park at 10:00 am on Memorial Day. She stated that it's always a wonderful service that Lou Sylvester puts on, and she hopes to see everyone there.

AMENDMENTS TO AGENDA:

Mayor L. Chammings stated that memorabilia for the bicentennial should be added under Discussion. Deputy Mayor V. Rumsey asked that under discussion include the website and chairs. Mayor L. Chammings stated that the DPW is aware that the chairs need to be tightened and will fix them on a rainy day.

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

Public Session Open at 7:27 pm.

Township Resident C. Feenstra asked if anyone had contacted News 12 to promote Stillwater's Bicentennial Event. Mayor L. Chammings responded that News 12 has been contacted, as well as the Township Journal.

Mrs. Feenstra suggested adding a separate bin for the flowerpots and flats, which can be taken to SCMUA since SCMUA can recycle them. Committeeman D. Manser stated that he can look into it. She also asked where the Memorial Day Service is located. Mayor L. Chammings responded that there is an annual Memorial Day service at Veterans Park, which lasts approximately 45 minutes.

Mrs. Feenstra asked if they would need to close the road when doing repairs to the bridge. Mayor L. Chammings stated that the bridge would be closed for approximately 2 weeks. Mrs. Feenstra expressed concern about the time for the road closure. Mayor L. Chammings stated that the county will notify the public, and traffic will be detoured to Route 94.

Township Resident K. Draghi asked if signs would be put up around the recycling center as discussed. She also noted that she recommended having a presentation on recycling at the Community Center. It was suggested to have Miss Stillwater, Paige DeCaro, lead the presentation. She asked if the Township could please coordinate that, as she feels it would be very beneficial to the residents of the township.

Mrs. Draghi also asked if the town has a policy for rehires. She stated that if the township doesn't, then they should consider having a rehire policy for liability purposes.

Public Session Closed at 7:34 pm.

OLD BUSINESS:

PUBLIC HEARING & FINAL ADOPTION

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.

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

(m) 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.

(n) 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.

(o) 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.

(p) 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
503	1	Back Road	1.3506 AC	\$1,000
507	1	Cherrywood Trail	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 open the discussion on Ordinance 2025-11 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 Committeeman D. Manser to adopt 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.

NEW BUSINESS:

ORDINANCE INTRODUCTION AND FIRST READING- Public Hearing & Final Adoption
June 17, 2025

ORDINANCE 2025-12

**AN ORDINANCE OF THE TOWNSHIP OF STILLWATER
COUNTY OF SUSSEX, NEW JERSEY AMENDING ORDINANCE 2021-15
ENTITLED “ORDINANCE OF THE TOWNSHIP OF STILLWATER ESTABLISHING
FEES FOR THE USE OF THE COMMUNITY CENTER”**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Stillwater, Sussex County, New Jersey that Ordinance 2021-15 and Township Code Chapter 182-1, entitled “Use of Community Center” is amended, revised and supplemented as follows:

SECTION 1.

The Community Center deposit and fees are set as follows:

	Refundable Deposit <i>Cleaning & Key Deposit</i>	Fee
Not-For-Profit Organization (1 Time Event Use)	\$150	\$250
Civil Organization Annual User Fee For one (1) meeting per week	None	\$100
Resident Users	\$225	\$600
Non-Resident Users	\$225	\$700
Kitchen Use Fee	-	\$150
Non-Refundable Application Fee	-	\$100

NOW, THEREFORE, BE IT FURTHER ORDAINED as follows:

- (1) All ordinances or parts of ordinances which are inconsistent with this Ordinance shall be repealed as to the inconsistencies only.
- (2) This Ordinance shall take effect immediately after passage and publication of this Ordinance in accordance with the law.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney to introduce Ordinance 2025-12.

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 2025-084

**MAYOR'S ACCEPTANCE OF THE RESIGNATION OF JENN
MINERVINO AS A MEMBER OF THE RECREATION
COMMISSION WITH COMMITTEE CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the Mayor's acceptance of the resignation of Jenn Minervino as a member of the Recreation Commission effective June 8, 2025.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-084, with regret.

Committeeman G. Scott asked that a thank-you letter for Mrs. Minervino's service be mailed.

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 2025-085

REFUND OF PERMIT FEES TO TRINITY SOLAR

WHEREAS, the Chief Financial Officer has certified that Fees for Permit Number 20250023 in the amount of \$440.00 were collected for solar panel installation to be performed at 944 Maple Avenue, Block 3203, Lot 10, 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 \$81.00 and administrative fees in the amount of \$89.00 for a refund amount of \$270.00.

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Trinity Solar 2211 Allenwood Road Wall, NJ 07719	Permit Fee	\$270.00

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser to adopt Resolution 2025-085.

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 2025-086

**RESOLUTION TO AMEND 2025 BUDGET TO INCLUDE
THE 2025 CLEAN COMMUNITIES GRANT**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Township of Stillwater has received a total of \$20,276.03 from the Solid Waste Administration for the 2025 Clean Communities Grant, and

WHEREAS, the Township of Stillwater now wishes to amend its 2025 budget to include the additional grant funds approved of \$20,276.03 as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Committee of the Township of Stillwater does hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$20,276.03, which will be available as a revenue from:

Miscellaneous Revenues
Special Items of General Revenue Anticipated with Prior Written
Consent of the Director of Local Government Services – Public
And Private Revenues Offset with Appropriations: 2025 Clean Communities Grant, and

BE IT FURTHER RESOLVED that a like sum of.....\$20,276.03
be and the same is hereby appropriated under the caption of:

General Appropriations
(A) Public and Private Programs Offset by Revenues:
2025 Clean Communities Grant, and

BE IT FURTHER RESOLVED that the Chief Financial Officer submit one copy of the Chapter 159 certification form to the Director of Local Government Services.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-086.

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

RESOLUTION 2025-087

**RESOLUTION AUTHORIZING THE PUBLIC SALE OF TOWNSHIP
PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH
MUNICIPAL.COM PUBLIC AUCTION**

WHEREAS, the Township of Stillwater is the owner of certain property that is no longer needed for public use, consisting of a 2000 F350 Ambulance VIN #1FDWE35FXYHB41547, a 2013 F350 Pickup VIN #1FDUF4HT2DEB30808, 1988 John Deer 544 Articulating Loader, Power Blow 450, and an Agri Metal Blower; and

WHEREAS, N.J.S.A. 40A:11-36 authorizes municipalities to sell public property that is no longer needed for public use at a public sale by an online auction to the highest bidder as surplus property; and

WHEREAS, N.J.A.C. 5:34-5.8 authorizes the sale of property through an online auction, and there is a New Jersey State Contract for Online Auction Services (19-GNSV1-00696) that was awarded to Municipal and is authorized for use by local governments; and

WHEREAS, the Township of Stillwater desires to sell such surplus property in “as is” condition without express or implied warranties.

NOW, THEREFORE, BE IT RESOLVED, the Township of Stillwater hereby authorizes the sale of Township property no longer needed for public use by an online auction to be conducted by Municipal; and

BE IT FURTHER RESOLVED, that the public auction shall be conducted beginning on June 5, 2025 and ending on July 1, 2025, through the Municipal.com public online auction, pursuant N.J.S.A. 40A:11-36, Local Finance Notice 2019-15 of the New Jersey Department of Community Affairs, Division of Local Government Services and New Jersey State Contract for Online Auction Services (19-GNSV1-00696); and

BE IT FURTHER RESOLVED, that the sale of surplus property to be sold in “as is” condition without expressed or implied warranties is as follows:

<u>ITEM</u>	<u>MINIMUM BID</u>
2000 F350 Ambulance VIN #1FDWE35FXYHB41547	\$5,000.00
2013 F350 Pickup Truck	\$2,000.00

VIN #1FDUF4HT2DEB30808

1988 John Deere 544 Articulating Loader \$5,000.00

Power Blow 450 \$750.00

Agri Metal Blower \$750.00

BE IT FURTHER RESOLVED, that the Township of Stillwater reserves the right to accept or reject any bid submitted; and

BE IT FURTHER RESOLVED, that the successful bidder(s) shall be required to pay the full amount of the sale and shall be required to make arrangements for the pick-up of sold property from the Township of Stillwater within 10 business days of the auction; and

BE IT FURTHER RESOLVED, that all other Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

This resolution shall take effect immediately.

A copy of this Resolution shall be placed on file with the Clerk of the Township.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

A MOTION was made by Committeewoman D. Delaney and seconded by Deputy Mayor V. Rumsey to adopt Resolution 2025-087.

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 2025-088

REFUND OF COMMUNITY CENTER SECURITY DEPOSIT

WHEREAS, the Chief Financial Officer has certified that the following individual submitted a security deposit in the amount of \$150.00 for use of the Stillwater Township Community Center, and;

WHEREAS, the security deposit was retained by the Township and deposited into the Township General Account, and;

WHEREAS, the Stillwater Township Committee has decided to refund the security deposit.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township, that a refund be issued in the amount of the deposit.

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Catherine Fogerson	Security Deposit	\$150.00

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser to adopt Resolution 2025-088.

Committeeman G. Scott asked if the party had satisfied all requirements to be able to collect their security deposit.

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 2025-089

**RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO PROVIDE
PROFESSIONAL ENGINEERING
SERVICES FOR THE MT BENEVOLENCE PHASE IV PROJECT
IN THE AMOUNT NOT TO EXCEED \$37,500**

WHEREAS, the Township of Stillwater is undertaking the reconstruction of Mt. Benevolence (the “Project”); and

WHEREAS, Joseph Vuich, P.E. from the engineering firm Van Cleef Engineering Associates, LLC, serves as the Stillwater Township Engineer and has submitted a proposal dated May 15, 2025, to design, bid, administer and close out the Project in the total amount of \$37,500; and

WHEREAS, the Township desires to accept the proposal by Van Cleef Engineering Associates, LLC for the services;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, New Jersey that the Township Engineer, Joseph Vuich, P.E. from Van Cleef Engineering Associates, LLC is hereby authorized to provide professional engineering services for the Mt. Benevolence Road Project Phase IV in an amount not to exceed \$37,500.

The Township’s Chief Financial Officer has certified that sufficient funds are available for the engineering services.

This Resolution shall take effect immediately.

A copy of this Resolution shall be placed on file with the Clerk of the Township.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser to adopt Resolution 2025-089.

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

RESOLUTION 2025-090

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
STILLWATER ADOPTING THE 2025 SUSSEX COUNTY HAZARD MITIGATION
PLAN**

WHEREAS the Stillwater Township Committee recognizes the threat that natural hazards pose to people and property within Stillwater Township; and

WHEREAS the Stillwater Township Committee has prepared a multi-hazard mitigation plan, hereby known as the 2025 Sussex County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2025 Sussex County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Stillwater Township from the impacts of future hazards and disasters; and

WHEREAS adoption by the Stillwater Township Committee demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Sussex County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE STILLWATER TOWNSHIP COMMITTEE, New Jersey, THAT:

Section 1. The Township Committee of the Township of Stillwater adopts the 2025 Sussex County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney to adopt Resolution 2025-090.

Deputy Mayor V. Rumsey thanked Mayor Chammings as the head of OEM for her time on this.

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 2025-091

RESOLUTION CALLING FOR THE RESTORATION OF ENERGY TAXES TO MUNICIPALITIES

WHEREAS, taxes on gas and electric utilities were originally collected by the host municipalities to be used for local purposes and to compensate the public for the use of their rights of way; and

WHEREAS, when the State made itself the collection agent for these taxes, it promised to dedicate the proceeds to municipal property tax relief; since, just as municipalities collect property taxes for the benefit of school districts, counties and other entities; the State is supposed to collect Energy Taxes for the benefit of municipal governments; and

WHEREAS, for years State budget makers have diverted funding from Energy Taxes to fund State programs; and instead of being spent on local programs and services and used to offset property taxes, the money has been spent as successive Legislatures and Administrations have seen fit; and

WHEREAS, while the State may need to have the right to override the statutory dedication of these revenues to local governments, in order to deal with emergencies and crises that may occur; current State policymakers should not exercise that right automatically; and

WHEREAS, while that right should be the exception, it has become the rule; and

WHEREAS, by keeping flat funding of the appropriation for CMPTRA year-over-year, State Budget makers have been able to continue collecting Energy Taxes, while keeping additional revenue that should have been returned to provide property tax relief; and

WHEREAS, in SFY 2023, the State did provide some much-needed relief in the allocation of \$75 million of new funds identified as the Municipal Relief Fund; and

WHEREAS, in SFY 2024, the State allocated \$150 million in Municipal Relief Funds, however, in SFY 2025 and, as proposed in SFY 2026, no allocation will exist; and

WHEREAS, in SFY 2024 the Energy Tax Receipts Program should have received over \$350 million to restore municipalities back to 2008 levels, however, the State's diversion of Energy Taxes has continued to grow causing more of a financial gap; and

WHEREAS, the cumulative impact of years of flat funding and underfunding has left many municipalities with serious needs and burdensome property taxes; and

WHEREAS, local elected officials are in the best position to decide the best use of these resources, which were always intended to fund local programs and services.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Stillwater, in the county of Sussex, calls for the immediate restoration of funding diverted from Energy Taxes intended for local use; and

BE IT FURTHER RESOLVED, that we, respectfully, call on State policy makers to end the diversion of our municipal resources to cover State spending and to provide us with this important tool to relieve the worst-in-the-nation property tax burden borne, for too long, by the people of New Jersey; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to Assemblywoman Dawn Fantasia, Assemblyman Michael Inganamort, Senator Parker Space, the Commissioner of the Department of Community Affairs Jacquelyn Suárez, the State Treasurer Elizabeth Maher Muoio, the Lieutenant Governor Tahesha Way, the Governor of the State of New Jersey Phil Murphy, and the New Jersey State League of Municipalities.

A MOTION was made by Committeewoman D. Delaney and seconded by Committeeman G. Scott to adopt Resolution 2025-091.

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 29, 2025 Bicentennial Meeting Minutes
May 6, 2025 Meeting Minutes & Executive Session Minutes

***CORRESPONDENCE:**

1. Borough of Franklin Resolution Calling for the Restoration of Energy Taxes to Municipalities

***REPORTS:**

1. Recreation Commission Report – April 2025
2. Board of Health Receipts –April 2025
3. Construction Permit Activity Report- April 2025
4. Vacant/Abandoned Property Registration Report – April 2025
5. Convenience Center Report – April 2025

6. Registrar Report – April 2025
7. Certified Copies Report – April 2025
8. ACO Report – April 2025
9. Tax Collector Report- April 2025
10. Landlord Registrations- April 2025
11. Zoning Official Report- April 2025

APPROVAL OF THE CONSENT AGENDA

A **MOTION** was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to approve the Consent Agenda as presented.

Committeeman G. Scott stated that he would be abstaining from the April 29, 2025, Bicentennial meeting minutes as he was not at that meeting.

Committeeman D. Manser asked that the April 29th meeting minutes be adjusted to reflect that he was present, as he was at that meeting but noted as absent.

Mayor L. Chammings noted that she will look into what the tipping fees are to SCMUA and check with finance to see if the township is really making a profit by bringing items to SCMUA. If they are turning a profit, they could look into ordering car decals.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; yes/abstain from April 29, 2025, meeting minutes, Mayor L. Chammings; yes. Motion carried with all in favor.

DISCUSSION ITEMS:

1. Website

Deputy Mayor V. Rumsey stated that she has received several complaints that information is missing from the website, that it's outdated, that meeting minutes and agendas are missing, and that there are issues with the calendar. She stated that some of the meeting minutes are a month out. Township Attorney E. Bernstein noted that the meeting minutes are not posted on the website until after they are approved at the meetings, so it would make sense for some of them to be a month out. If a board doesn't approve the previous month's meeting minutes at their next meeting, either, they will be carried to the meeting after that. Municipal Clerk V. Ingles noted that the minutes are posted when they are received from the other secretaries as well. Deputy Mayor V. Rumsey asked the Clerk to remind the secretaries to send their agendas and minutes for their meetings in a timely manner, as the residents depend on this information.

2. Bicentennial Memorabilia

Deputy Mayor V. Rumsey stated that there were samples of the items that they will be giving away or selling at the bicentennial event. The CFO provided a spreadsheet with the number of each item and the cost per item for reference. The Committee reviewed the list and decided to

give away the bags and magnets and to sell the hats, T-shirts, glasses, mugs, and playing cards. The money collected will go back to the activity club.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney, to give away the tote bags and magnets and to sell the baseball hats, glasses, mugs, and playing cards for the agreed-upon prices, with the money going back to the Activity Club.

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 noted that she will speak with the CFO to see how she feels that they should handle the money that's taken in for the items, and who will be collecting it on the day of.

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

Township Resident R. Destafano explained that the condition of Potters Road is terrible. The potholes are dangerous. Committeeman G. Scott stated that he went on Potters Road after the last meeting to see the road for himself. He stated that it is on the schedule and that the DPW is very much aware of the large pothole. He stated that the days that they had it scheduled to fill the large pothole hole but that it's been raining.

Township Resident S. Michelman stated that the "S" turn is also very dangerous. She stated that filling the potholes is useless, as they just get ripped back out in the winter. She stated that the road needs to be stripped down, milled, and then repaved.

Committeeman G. Scott stated that he will speak with the DPW to see if there is any plan to mill the road and will send an update to the Township Clerk to forward along to Ms. Michelman.

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 #9 \$ 974,610.87

RESOLUTION 2025-092 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 20, 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 2025-092, funds permitting.

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

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Deputy Mayor V. Rumsey, seconded by Committeeman G. Scott, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 8:14 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
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 Committeewoman D. Delaney and seconded by Committeeman G. Scott to go back into Regular Session at 9:01 P.M.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamings; 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 authorizing the Township Attorney to work with the Mayor and Clerk outside of the meeting.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey, to authorize the Township Attorney, the Mayor and the Clerk to work together outside of the meeting, in the absence of the Township Committee, relative to an employment issue.

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 Committeewoman D. Delaney and seconded by Deputy Mayor V. Rumsey to authorize the Mayor and the Clerk to execute on behalf of the Township Committee, the SWAEC contract, indicating that the township no longer wishes to participate.

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 Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey, with all members in favor, to adjourn the meeting at 9:02 P.M.

Respectfully submitted,

Valerie Ingles
Municipal Clerk