

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
May 21, 2025

The regular Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Chair Puccio at 7:03 pm.

Roll Call: Members Present:

Mrs. Puccio
Mr. Pierce
Mayor Chammings
Mrs. Delaney
Mr. Voris
Mr. Lippencott
Ms. Kavanagh

Members Absent: Mrs. McDonough and Mrs. Fornari

Also Present: William Haggerty, Esq. and Joe Vuich, PE

The Board stood for the flag salute, and it was announced that adequate notice of this meeting had been given to the public 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 April 2025 Minutes, seconded by Mr. Lippencott.

Roll Call: Mayor Chammings – Yes, Mr. Lippencott – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Delaney - Abstained, Mr. Voris – Yes, Ms. Kavanagh - Abstained.

MEMORIALIZING RESOLUTIONS: 923-927 Old Schoolhouse Road LLC

Mr. Pierce made the motion to memorialize the above resolution, seconded by Mr. Voris.

Roll Call: Mr. Pierce – Yes, Mr. Voris – Yes, Mrs. Puccio – Yes, Mayor Chammings – Yes, Mrs. Delaney - Abstained, Mr. Lippencott – Yes, Ms. Kavanagh - Abstained.

COMPLETENESS: None

HEARINGS: None

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

BILLS:

Ms. Kavanagh made the motion to pay the following bills, seconded by Mrs. Delaney.

Dolan and Dolan – General	\$304.00
Dolan and Dolan – General	\$546.00
Dolan and Dolan – 923-927 Old Schoolhouse, 2701/14.01	\$525.00
NJ Planning Officials – Barbara Fornari Training	\$ 95.00

Roll Call: Ms. Kavanagh – Yes, Mrs. Delaney – Yes, Mrs. Puccio – Yes, Mayor Chammings – Yes, Mr. Pierce - Yes, Mr. Voris – Yes, Mr. Lippencott – Yes.

OLD/NEW BUSINESS:

Housing Element and Fair Share Plan. Alison Kopsco of J. Caldwell and Associates provided an overview of the finalized Housing Element and Fair Share Plan. Discussion was held and a few corrections were suggested by various Board members.

The meeting was opened to the public at 7:58pm. Stacey Michelman spoke as both a resident of Stillwater and a local realtor. Her interest was in understanding how the Plan would affect the town based on certain requirements of the plan which are unrealistic for Stillwater.

Upon completion of the review, Mayor Chammings made a motion to approve a memorializing Resolution adopting the Plan, seconded by Robert Lippencott.

Roll Call: Mayor Chammings – Yes, Mr. Lippencott – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Delaney – Yes, Mr. Voris – Yes, Ms. Kavanagh – Yes.

Master Plan Reexamination Report. Mayor Chammings reviewed the Master Plan Reexamination Report with the Board. No amendments were suggested. The meeting was opened to the public at 8:02pm. There being no public comment, the meeting was closed to the public.

Mr. Pierce made the motion to accept the Master Plan Reexamination Report, seconded by Mrs. Delaney.

Roll Call: Mr. Pierce – Yes, Mrs. Delaney – Yes, Mrs. Puccio – Yes, Mayor Chammings – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes, Ms. Kavanagh – Yes.

Open Space and Recreation Plan. Alison Kopsco of J. Caldwell and Associates provided an overview of the finalized Open Space and Recreation Plan. Feedback and revisions suggested by Mr. Lippencott were incorporated after reviewing the original draft provided. The meeting was opened to the public at 8:07pm. There being no public comment, the meeting was closed to the public.

Ms. Kavanagh made the motion to accept the Open Space and Recreation Plan, seconded by Mayor Chammings.

Roll Call: Ms. Kavanagh – Yes, Mayor Chammings – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Delaney – Yes, Mr. Voris – Yes, Mr. Lippencott – Yes.

Cross Acceptance Response Template. Autumn Sylvester from Sussex County Planning provided an overview and explanation of the Cross Acceptance Response Template. Each section of the template was reviewed with certain modifications suggested by the Board.

Mayor Chammings made the motion to accept the Cross Acceptance Response Template, pending the modifications discussed, seconded by Mr. Lippencott.

Roll Call: Mayor Chammings – Yes, Mr. Lippencott – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Mrs. Delaney – Yes, Mr. Voris – Yes, Ms. Kavanagh – Yes.

Potential Topics for Future Meetings. Air BNB Ordinance, Items on Open Space & Recreation Plan which could also work for The Fair Housing Plan

CORRESPONDENCE: None

LIAISONS:

The Township Committee report was provided by Mayor Chammings and Mrs. Delaney.

At the May 20th Committee meeting, the committee went over the Board of Health meeting's report.

Eighteen contiguous properties will be going up for sale on June 24, 2025 at 3:00pm.

Community Center rental fees were discussed and voted on.

A Resignation from Jennifer Minervino from the Recreation Commission was accepted.

Resolution 2025-086 was to amend the 2020 budget to include the 2022 Clean Communities grant in the amount of \$20,000.00.

Resolution 2025-087 - 5 items which will be going up for action through Munici-bid for the total amount of \$13,500.00.

A Resolution was passed regarding Professional Engineering services for phase 4 of the Mt. Benevelonce project, which is not to exceed \$37,500.00.

Resolution 2025-090 to adopt the 2025 Sussex County Hazardous Mitigation Plan.

A Vote was held regard to no longer participating in the energy program.

Mayor Chammings advised that VanCleaf Engineering will sign off on a plan to replace the guardrail and remove the red-light district on Route 521. The project will span over a few years.

Mr. Ed Szabo will be recognized at the Bicentennial Celebration for being the oldest resident of Stillwater.

The Environmental Commission Report was provided by Mr. Lippencott.

The Environmental Commission will have a table at the Bi-Centennial celebration. The 40 Year Surface Water Report will be available. It is also available on the Township website.

The Trex program continues collecting plastic and fishing line also continues to be collected.

Three site surveys were done for the Planning and Zoning Boards respectively.

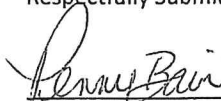
EXCUTIVE SESSION: None

PUBLIC COMMENT: Mrs. Puccio opened the hearing to the public at 9:18pm. 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 9:19pm.

Respectfully Submitted:



Penny Bair/Board Secretary
May 21, 2025