

**STILLWATER TOWNSHIP COMMITTEE  
REGULAR MEETING MINUTES**

**JUNE 17, 2025**

**A REGULAR MEETING** of the Stillwater Township Committee was called to order by Mayor L. Chammings at 6:13 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 6:15 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: Personnel, Attorney-Client, and Real Property
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 Committeeman G. Scott to suspend executive session until the end of the meeting and go back into Regular Session at 7:00 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.

The Committee took a three-minute recess before resuming the meeting.

**FLAG SALUTE:** Mayor L. Chammings led the Flag Salute at 7:05 P.M.

Mayor L. Chammings asked for a moment of silence in remembrance of the horrific Minnesota attacks.

**COMMITTEE REPORTS:**

Committeeman G. Scott

Committeeman G. Scott stated that the DPW has been busy. They were present at Stillwater Day, assisting with setting up the park and collecting trash throughout the day. They have also been utilizing the bucket truck quite a bit, which he is happy to see. He asked if the roadways could be cut back a little further, but besides that, everything looked great. The County has also been cutting back the shoulders in Stillwater.

Committeeman D. Manser

Committeeman D. Manser stated that the School Board meeting was on June 2<sup>nd</sup>. The elementary school is out for summer break as of Friday, 6/13. The 6<sup>th</sup>-grade graduation was on Thursday, June 12<sup>th</sup>. They are closing in on choosing a superintendent. They are working on some projects inside the school.

The Recreation Commission meeting was the same night, so he will let D. Delaney give an update on that. He commended the Recreation Commission for all their work on Stillwater Day. The Bicentennial was great! He also thanked the Fire Department for everything they did and the vendors who were there. The fireworks were also great.

Committeeman D. Manser noted that the recycling center is still running with the 3<sup>rd</sup> employee to assist with sorting the recyclable materials and to keep an eye on any dumpster diving.

Committeewoman D. Delaney

Committeewoman D. Delaney stated that the Planning Board passed a memorializing resolution for 923-927 Old Schoolhouse Road. There was nothing on the agenda for completeness or any hearings. The bills were paid. Allison from Jessica Caldwell's office was present at the meeting to present the Housing Element & Fair Share Plan, which was approved with all in favor. There was one suggestion given regarding the plan. The Master Plan update was approved with no amendments and all in favor. The Open Space & Rec Plan was approved with all in favor and no recommendations. Autumn Sylvester was also present to present the Cross Acceptance template. Some modifications were made by the board, then voted on with all in favor. Some potential

topics for future meetings include reviewing the Airbnb ordinance, some items on the Open Space & Recreation plan, which could also work with the Fair Share Housing Economic Development plan through the Chamber of Commerce.

Committeewoman D. Delaney stated that her hat goes off to everyone on the Recreation Commission; they did an amazing job at Veterans' Park. All the kids had a great time with the games that they had prepared and the events. Great teamwork!

Deputy Mayor V. Rumsey

Deputy Mayor V. Rumsey stated that there hasn't been another Zoning Board meeting since her last report.

Deputy Mayor V. Rumsey explained that she and D. Delaney are finishing up the use form for the Community Center. Once it's completed, they may resume booking private parties. She stated that there is an issue with some of the weekly groups leaving their trash in the Community Center when they're supposed to be taking it with them. She said that it's not a lot of trash, but sometimes it's food, which makes the whole center smell. The DPW has been going down on Mondays and collecting it, but that can't continue. She asked Committeeman D. Manser if he had any recommendations on how to seal the shed better so that the bear can't get into it, or if they should get another dumpster with a metal lid. They will discuss options and report back to the committee.

Deputy Mayor V. Rumsey stated that everything is going well at the Community Center. The new thermostat is installed and working. The new plants have also been planted outside the Community Center. Three trees will be relocated from close to the building to the area between the parking lot and the church next door.

There have been 98 fire calls and 254 EMS calls to date. They completed the hose and ladder testing. The new hose has arrived and has been fully stocked on 42 Engine 2. The other engines will be completed in the coming weeks.

Mayor L. Chammings

Mayor L. Chammings stated that on May 21<sup>st</sup>, she attended a Planning Board meeting with Committeewoman Delaney. The resulting resolutions of which make up a majority of the Agenda tonight.

May 26<sup>th</sup>: 21<sup>st</sup> Memorial Day Ceremony at Veterans Field, which was well attended. Mayor L. Chammings thanked Lou Sylvester for continuing to do this every year.

May 27<sup>th</sup>: The Gypsy Moth spraying was completed in Stillwater Township!

May 28<sup>th</sup>: While old news, thank you to the County Commissioners for approving the road closure for the Bicentennial celebrations, and to our engineer and Rich Vanderploeg, for all the work behind that approval.

May 28<sup>th</sup>: CERT meeting. An update was provided on the Water Safety Fair at Fairview Lake YMCA. Some members were participating in a Wilderness training this month. Also, CPR and AED training this month.

May 30<sup>th</sup>: a Special meeting to approve a resolution for the fire marshal for the Bicentennial fireworks.

June 1<sup>st</sup>, Contestants for Miss Stillwater and her court were completed! She thanked Committeeman George Scott for being there as she was unable to attend.

June 5<sup>th</sup>: Zoom meeting with Stillwater School Citizen Scientist teacher, as well as their new superintendent, and two fifth graders who will be part of the program next year. Mandy Coriston also worked with Metzgar Landscaping at the Community Center at the same time to oversee plantings. Some of which will be relocated to a better location.

June 6<sup>th</sup> through June 8<sup>th</sup>: Bicentennial set up, day of, and take down. Many thanks to our Recreation Commission on a day that was what many referred to as being like the old Stillwater Days, filled with a parade, games, vendors, good food, the Snake Oil Willie Band, and a fireworks display. Many thanks also to the Historical Society for all their work for the “Then” portion on Main Street, as well as all the artisans, and the Mayors of Green and Hardwick for assisting in their reenactment. Thank you to Assemblyman Mike Inganamort for reading the proclamation from the Assembly. (We will be receiving something from Assemblyman Kean’s Office as well) Thank you to the staff at Town Hall and our DPW staff, and our Environmental Commission, as well as CERT, for all their work. Thank you to Stillwater School for bringing their portion of the time capsule to the event. And thank you to my colleagues for their work on the day as well. Special thanks also to the other parade participants who braved the rain: the Girl Scouts and Daisy, tractor drivers Castners; Cody, Rodney, Reise, Kelly, Bradley, Gracie, Roger, Taffy Little, Scott Shadis, Steve Gribble, Nick Sugar, TJ Paterson, and Bo and Rita DeFilippis and their cart riders, as well as George Scott with a sweet truck in the parade, and Dave Manser bringing up the rear in his CABBED tractor, not getting wet. Thank you to the Sheriff’s Department and the State Police for their assistance on the roadways as well as with the light towers. For the awesome fireworks at the end of the day, to the Fire Department for all their assistance. To Dave Manser for working on Sunday to get all the light towers in one place, as well as putting the bleachers back into their locations. And thank you to all the residents who worked with us to ensure a day of fun and memories. Moving forward, the town will memorialize the day and add things to the school’s time capsule before it is buried. It will get dug up in 50 years.

The historic markers are currently in the OEM trailer. The County will place the posts. Once they are placed, Andy Martin will let her know and will coordinate getting the markers on the posts.

There are Bicentennial items for sale at the Town Hall. The historical society also has items for sale. Visit individual websites or social media for information if interested. Mayor L. Chammings gave an extra thanks to township staff Tammy and Dawn for manning the merchandise table. About \$1,000 has been collected so far and placed in the Recreation Commission Activity fund.

All and all, it was a special day, and memories of many types were made! She thanked her colleagues for allowing her the honor of being the mayor during this special year. She stated that she had a great day. She stated that she is proud of what was collectively put together for such a special event.

June 9<sup>th</sup>: Environmental meeting. The discussion continues on water quality and stormwater management. An information session will be held at the Community Center on July 26<sup>th</sup>. Trex is at about 700 pounds.

June 10<sup>th</sup>: Elections at two locations. Congratulations to Dawn Delaney and Vera Rumsey.

June 12<sup>th</sup>: Mayor L. Chammings attended a networking luncheon for Inspiring Women sponsored by Sussex County Chamber of Commerce, as well as many other local businesses, such as DeBoer Auto, Thor Labs to name a couple. There were five categories of awards.

- Bright Future went to Bridget Dudziec of Katies house
- Championing Change went to Lauren Krol of Thor Labs
- Mentorship Excellence went to Laura Ferri of Laura Ferri Growth Co
- Rising to the Top went to Judy Torres of Newton PD
- Woman of the year went to Deborah Berry Toon of Project Self-Sufficiency

She also attended the OEM Coordinators meeting at EOG. Presentation by our new JCPL Rep Amy Oerlain- discussion about the Rapid Task Force, as well as many other necessary items for OEMs to take care of.

Engineering: Joe V. is working with NJDEP to secure the second phase of the Stormwater Management Grant in the amount of \$50000. DPW is working on the potential rental of a street sweeper to address some of the requirements.

Finance. A new pavement roller is at the DPW garage. Quotes are being obtained for a few of our Capital approvals, such as the meeting room dais, storage at the DPW yard, and a new sweeper through the Stormwater Management Grant Number 1

#### **AMENDMENTS TO AGENDA:**

Under New Business: Authorization of Proxy Buyer for the June 24, 2025, land sale

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

**Public Session Open at 7:28 pm.**

Township Resident K. Draghi noted that the Mahjong groups always take their trash with them from the Community Center. She asked if she's able to change the thermostat in person, as she could with the old one. Deputy Mayor V. Rumsey stated that she could change it just like the previous thermostat.

**Public Session Closed at 7:33 pm.**

#### **OLD BUSINESS:**

#### **PUBLIC HEARING & FINAL ADOPTION**

#### **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:

	<b>Refundable Deposit</b> <i>Cleaning &amp; Key Deposit</i>	<b>Fee</b>
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
Employee User Fee ( <i>No application fee</i> )	-	\$200

**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, with all members in favor, to open the discussion on Ordinance 2025-12 to the public.

Township Resident D. Gatanas asked if the Community Center is breaking even or making money. The Committee replied that they do not have the figures with them, but that they could look into it.

Township Resident K. Draghi stated that she appreciates the changes and that they have kept the Civic Group fees the same.

No further public comment. Public Session Closed.

**A MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to adopt 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; no. Motion carried with four in favor and one in opposition.

**NEW BUSINESS:**

1. Authorization of Proxy Buyer

**A MOTION** was made by Mayor L. Chammings and seconded by Deputy Mayor V. Rumsey, to authorize a one-time proxy buyer for two contiguous property owners that will be out of the state on Tuesday, June 24<sup>th</sup> at 3:00 pm for the township-owned contiguous property owner land sale.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; no, Mayor L. Chammings; yes. Motion carried with four in favor and one in opposition.

**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 the same, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

**\*MINUTES:**

May 13, 2025, Bicentennial Meeting Minutes  
May 20, 2025, Board of Health Meeting Minutes  
May 20, 2025, Meeting Minutes & Executive Session Minutes  
May 30, 2025, Special Meeting Minutes

**\*RESOLUTIONS:**

**RESOLUTION 2025-094**

A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY TO APPROPRIATE FUNDS OR BOND IN THE EVENT OF A SHORTFALL OF FUNDING FOR THE TOWN 'S AFFORDABLE HOUSING PROGRAMS

**RESOLUTION 2025-095**

A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY RESOLUTION ADOPTING FOURTH ROUND AFFORDABLE HOUSING SPENDING PLAN

<b>RESOLUTION 2025-096</b>	A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY RESOLUTION ENDORSING THE 2025 HOUSING ELEMENT AND FAIR SHARE PLAN AS ADOPTED BY THE PLANNING/LAND USE BOARD
<b>RESOLUTION 2025-097</b>	RESOLUTION OF THE MAYOR AND GOVERNING BODY OF THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, STATE OF NEW JERSEY ADOPTING THE “AFFIRMATIVE MARKETING PLAN” FOR THE TOWNSHIP OF STILLWATER
<b>RESOLUTION 2025-098</b>	A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY APPOINTING A MUNICIPAL HOUSING LIAISON
<b>RESOLUTION 2025-099</b>	RESOLUTION AUTHORIZING CANCELLATION OF VARIOUS GRANTS
<b>RESOLUTION 2025-100</b>	RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER APPOINTING GERALD LEATHAM AS RECYCLING COORDINATOR
<b>RESOLUTION 2025-101</b>	RESOLUTION TO CANCEL GENERAL CAPITAL BALANCES
<b>RESOLUTION 2025-102</b>	REFUND OF PERMIT FEES FOR SOLAR PANEL INSTALLATION AT 962 MOUNT HOLLY ROAD
<b>RESOLUTION 2025-103</b>	RETAIL LIQUOR LICENSE RENEWALS 2025-2026
<b>RESOLUTION 2025-104</b>	A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY RESOLUTION ENDORSING THE 2025 OPEN SPACE AND RECREATION PLAN AS ADOPTED BY THE PLANNING BOARD

<b>RESOLUTION 2025-105</b>	RESOLUTION INCREASING AN EXISTING CHANGE FUND
<b>RESOLUTION 2025-106</b>	REFUND OF COMMUNITY CENTER SECURITY DEPOSIT
<b>RESOLUTION 2025-107</b>	MAYOR’S APPOINTMENT OF NICHOLAS CARRIERA AS TEMPORARY FULL-TIME LABORER OF THE DPW WITH COMMITTEE CONCURRENCE

**\*CORRESPONDENCE:**

1. Stillwater Township Zoning Board of Adjustment April 28, 2025, Meeting Minutes
2. Stillwater CERT April 23, 2025, Meeting Minutes, May 28, 2025, Meeting Agenda
3. Stillwater Environmental Commission April 12, 2025, Meeting Minutes
4. Stillwater Township Planning Board April 16, 2025, Meeting Minutes, May 21, 2025, Meeting Agenda
5. Stillwater Township Recreation Commission May 5, 2025, and May 19, 2025, Workshop Meeting Minutes
6. Hampton Township Ordinance 2025-12 “AN ORDINANCE TO AMEND CHAPTER 108, ENTITLED “ZONING” OF THE CODE OF THE TOWNSHIP OF HAMPTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO REGULATE SOLAR ENERGY SYSTEMS”
7. Notices from Frelinghuysen, Township of Hampton, Township of Hardwick, and Township of Sparta’s Adoption of Housing Element and Fair Share Plans

**\*REPORTS:**

1. Recreation Commission Report – May 2025
2. Board of Health Receipts –May 2025
3. Construction Permit Activity Report- May 2025
4. Vacant/Abandoned Property Registration Report – May 2025
5. Convenience Center Report – May 2025
6. Registrar Report – May 2025
7. Certified Copies Report – May 2025
8. ACO Report – May 2025
9. Tax Collector Report- May 2025
10. Landlord Registrations- May 2025
11. Zoning Official Report- May 2025
12. Liquor License Report- May 2025
13. DPW Report- May 2025

**APPROVAL OF THE CONSENT AGENDA**

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

Committeeman G. Scott stated that he would be abstaining from the May 13, 2025, Bicentennial meeting minutes as he was not at that meeting.

Committeeman D. Manser stated that he would be abstaining from the May 2025 Zoning Report as he was on the report for having an AC installed.

**ROLL CALL:** Committeeman D. Manser; yes/abstain from May 2025 Zoning Report, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; yes/abstain from May 13, 2025, meeting minutes, Mayor L. Chammings; yes. Motion carried with all in favor.

**DISCUSSION ITEMS: None**

**PUBLIC SESSION (any subject – 3-minute limit) 7:42 p.m.**

H. Falotico thanked the Township Committee for all their help in preparing for and during the bicentennial celebration. She also thanked Committeeman D. Manser for all his help at the end of the night with the field lights and other equipment.

D. Gatanas asked why Main Street Liquors wasn't on the liquor license resolution. Municipal Clerk V. Ingles responded that he hadn't yet applied on POSSE or paid the municipal fee, that he has until the end of the month to do so.

C. Feenstra was disappointed that News 12 wasn't present at the bicentennial celebration. Committeewoman D. Delaney stated that the Historical Society had contacted News 12. Strauss News had a reporter there.

No further public comment.

**PUBLIC SESSION CLOSED at 7:46 p.m.**

**ATTORNEY'S REPORT**

Township Attorney E. Bernstein stated he will need a short executive session after the meeting is concluded.

**BILLS LIST #10      \$ 1,089,182.00**

**RESOLUTION 2025-108**

**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 June 17, 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 2025-108, funds permitting.

**ROLL CALL:** Committeeman D. Manser; yes, Committeewoman D. Delaney; yes/abstain from check 30919 to the Minisink Press, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chammings; yes. Motion carried with all in favor.

### **EXECUTIVE SESSION**

**A MOTION** was made by Mayor L. Chammings and seconded by Committeeman G. Scott, with all members in favor, to go back into Executive Session at 7:49 pm.

**A MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey to go back into Regular Session at 8:04 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 both Executive Sessions, are present to recommence the open session after both Executive Sessions, along with the Township Attorney and Township Clerk. There was a discussion on real property regarding authorizing a limited proxy situation. Under attorney-client, there was a long discussion regarding various issues involving the same. Direction has been given to the attorney. He's asking the governing body to authorize the mayor to call a special meeting prior to the 15<sup>th</sup> of July, if necessary, to deal with Township business.

**A MOTION** was made by Committeewoman D. Delaney and seconded by Deputy Mayor V. Rumsey to authorize the mayor to call a special meeting, if necessary, between now and July 15, 2025.

**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 Committeewoman D. Delaney and seconded by Deputy Mayor V. Rumsey, with all members in favor, to adjourn the meeting at 8:06 P.M.

Respectfully submitted,

Valerie Ingles  
Municipal Clerk