



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
June 23, 2025 @ 7:00 pm**

A **REGULAR MEETING** of the Stillwater Township Zoning Board of Adjustment was held on the above date and time. The meeting was called to order in accordance with the Open Public Meetings Act. The flag was saluted, and roll call taken.

MEMBERS PRESENT:

Mrs. Draghi, Mr. Wykoff, Mrs. Mountford, Mr. van der Haeghen, Mr. Kochenthal, Mr. Doolittle, Mr. Bessler

MEMBERS ABSENT: Mr. Lippencott

ALSO PRESENT: William Haggerty, Esq. Deputy Mayor, Vera Rumsey

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: May 19, 2025

Mr. Kochenthal made the motion to approve the May 2025 minutes, seconded by Mr. van der Haeghen.

Roll Call: Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes, Mr. Bessler - Yes.

RESOLUTIONS:

1. Carbone – 936 Cedar Drive

Mr. van der Haeghen made a motion to memorialize the above Resolution, seconded by Mr. Kochenthal.

Roll Call: Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mrs. Mountford – Abstained, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes, Mr. Bessler - Yes.

2. DaSilva – 932 Saddleback Road

Mrs. Mountford made a motion to memorialize the above Resolution, seconded by Mr. van der Haeghen.

Roll Call: Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

3. Reimer – 903 McCain Lane

Mr. van der Haeghen made a motion to memorialize the above Resolution, seconded by Mrs. Draghi.

Roll Call: Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mrs. Mountford – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler - Yes.

COMPLETENESS:

1. DeSanto – 913 West End Drive

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

Roll Call: Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

HEARINGS:

1. DeSanto – 913 West End Drive

The applicant, Val DeSanto was sworn in by Mr. Haggerty and provided testimony. In his variance application he is requesting permission to add on to an existing pole barn which would make the square footage larger than allowed 1000 square feet. The addition would not affect setback lines on any side of the property. The structure shall be increased so that he can store farming equipment.

The matter was opened to the public at 7:22pm. There being no public comment, the matter was closed to the public.

Mr. Mr. van der Haeghen made a motion to approve the application, seconded by Mrs. Mountford.

Roll Call: Mr. van der Haeghen – Yes, Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Mr. DeSanto also requested that the Board waive the waiting time for the memorialization of the Resolution so that he can request construction permits immediately.

Mrs. Mountford made a motion to waive the waiting time for the Resolution, seconded by Mrs. Draghi.

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

BILLS:

Mr. Kochenthal made the motion to pay the bills below, seconded by Mrs. Mountford.

Dolan & Dolan – General	\$476.00
Dolan & Dolan - Morrison – 1102/25	\$148.75
Dolan & Dolan - Reimer – 2501/27	\$332.50
Dolan & Dolan – DeSanto – 3804/5.03	\$122.50
Van Cleef Engineering – DaSilva – 3306/1	\$519.00
Van Cleef Engineering – Reimer – 2501/27	\$664.50
Van Cleef Engineering – DeSanto – 3804/5.03	\$152.00

Roll Call: Mr. Kochenthal – Yes, Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

CORRESPONDENCE: NJPO

OLD/NEW BUSINESS: None

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 7:26pm. There being no public comment, the session was closed to the public.

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

The Bicentennial Celebration was held on June 7th, attendance was great, and the Historical Society did a wonderful job on Main Street.

A Land Sale Auction will be held (limited to contiguous property owners) on June 24, 2025 at 3:00pm. Approximately 15 properties are on the list.

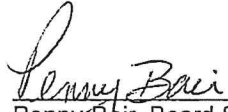
All four liquor licenses in the Township have been paid.

A complaint was received by the Zoning Officer from the owner of 935 Potters Road regarding her neighbor's lack of lawn maintenance.

The bridge on Route 521 is being fixed and the road will be put back to two lanes.

ADJOURNMENT: With there being no further business, at 7:33pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Penny Bair", is written over a horizontal line.

Penny Bair, Board Secretary
June 23, 2025