



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
August 25, 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:

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

MEMBERS ABSENT:

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

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: June 23, 2025

Mrs. Draghi made the motion to approve the June 2025 minutes, seconded by Mr. Kochenthal.

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

RESOLUTIONS:

1. DeSanto – 913 West End Drive, Block 3804, Lot 5.03

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, Mr. Lippencott – Abstained, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

COMPLETENESS:

1. Rome – 902 Crandon Lake Drive, Block 306, Lot 5

Mr. Kochenthal made the motion to deem the matter complete for a hearing, seconded by Mrs. Mountford.

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

HEARINGS:

1. Rome – 902 Crandon Lake Drive, Block 306, Lot 5

The applicant, Virgil Rome was sworn in by Mr. Haggerty and provided testimony. In his variance application he and his wife are requesting permission to replace an existing deck as well as add a second tiered deck at a lower level which would fall into the setback line at 70 feet from the water. The existing deck was constructed in the 1970's and is no longer up to code. The proposed decks will be consistent with those on neighboring properties.

The matter was opened to the public at 7:17pm. There being no public comment, the matter was closed to the public.

Mrs. Mountford made a motion to approve the application, seconded by Mr. Wykoff.

Roll Call: Mrs. Mountford – Yes, Mr. Wykoff – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. van der Haeghen – 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.

Mr. van der Haeghen made a motion to waive the waiting time for the Resolution, seconded by Mr. Wykoff.

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

BILLS:

Mr. van der Haeghen made the motion to pay the following bills below, seconded by Mr. Doolittle.

Dolan & Dolan – General	\$131.25
Dolan & Dolan - Reimer – 2501/27	\$166.25
Dolan & Dolan – DeSanto – 3804/5.03	\$323.75
Dolan & Dolan – Carbone – 4202/10	\$568.75
Van Cleef Engineering – DaSilva – 3306/1	\$ 78.75
Van Cleef Engineering – Wilbur - 3501/7.11	\$304.00
Van Cleef Engineering – Morrison – 1102/25	\$836.00
Dolan & Dolan – General	\$ 35.00
Dolan & Dolan – DaSilva – 3306/1	\$ 35.00
Dolan & Dolan – DeSanto – 3804/5.03	\$ 70.00

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

CORRESPONDENCE: NJPO

OLD/NEW BUSINESS: Mr. Haggerty briefly referenced an ordinance recently enacted by Sparta Township which states that it is unlawful for an owner or occupant of a dwelling unit to receive or obtain consideration for the rental of any dwelling unit for a period of less than 28 days.

EXECUTIVE SESSION: N/A

OPEN TO THE PUBLIC: The session was opened to the public at 7:27pm. 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 DPW has begun oil and stone work on Cedar Ridge Road with Possum Hill possibly next.

The one-way red light on Maple Avenue (Route 521) has been re-opened and the road is now back to two lanes.

A new DPW laborer has been hired and will be starting in two weeks.
The 2008 Ford F450 Ambulance is now out of service and may move to the DPW to be used as a utility vehicle.

The tax payment grace period has been extended to the end of August.

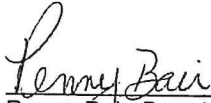
The Sussex County Road Department will be closing the bridge by Mengos for repair, and it will remain closed for approximately one year. The next bridge closing will be

Route 521 by Mary Jones Road. In addition, work will begin on the one lane bridge on 521 about ½ mile from the elementary school.

Two signs stating, "Dangerous Curve" and reflective markers have been placed on the sharp bend on West End Avenue.

ADJOURNMENT: With there being no further business, at 7:37pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

A handwritten signature in cursive script, reading "Penny Bair".

Penny Bair, Board Secretary
August 25, 2025