

**STILLWATER TOWNSHIP COMMITTEE  
REGULAR MEETING MINUTES**

**JULY 15, 2025**

**A REGULAR MEETING** of the Stillwater Township Committee was called to order by Mayor L. Chammings at 6:04 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:** Acting Township Attorney Brian Hak, Esq

**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 6:06 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, Litigation/Potential Litigation & Public Safety
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 Committeewoman D. Delaney to go back into Regular Session at 6:57 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, the Acting Township Attorney, and the Township Clerk. A discussion ensued regarding an ongoing personnel matter/litigation involving a DPW employee. No formal action needs to be taken since formal action has been previously authorized. There was a further discussion of personnel matters involving several members of the DPW department who were RICE noticed prior to the meeting. There will be a resolution on the agenda to deal with both of those items tonight. There was also a discussion on ongoing DPW personnel issues in general, seeking legal advice from the township attorney's office, such will be provided to the Committee prior to the next meeting in August, with the possibility that action will be taken by the Committee without the need for further discussion before the August meeting.

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.

### **COMMITTEE REPORTS:**

#### **Committeeman D. Manser**

Committeeman D. Manser stated that at the June 23<sup>rd</sup> Board of Education meeting, they introduced the new superintendent, Dr. Dan Papa, formally with the Jefferson Township school system. It's summer vacation, so they have done some improvement work at the school. They also now have a paved walkway around the school that they were able to have completed with the LRIG Grant. Anyone can use the walking path.

The Recreation Commission had its July meeting on June 30<sup>th</sup>, as there were conflicts with vacations among the Rec Commission members. They discussed the Bicentennial celebration; how it went, things to improve for next year, etc. The seniors' ice cream social is on Friday from 6-8 pm at the Community Center. There is a new potential member who was approved at their meeting.

#### **Committeewoman D. Delaney**

Committeewoman D. Delaney stated that the Planning Board meeting was on June 18<sup>th</sup>. There were no resolutions or completeness/hearings. The bills were paid. They all received essay contests from the 5<sup>th</sup> grade of Stillwater Elementary School regarding their thoughts on Stillwater for the future. There were approximately 75 entries. They will discuss their favorites at the next meeting. Planning Board Attorney W. Haggerty discussed a memo from the Zoning Officer with the board regarding Bed and Breakfast Inns/short-term rentals. They will discuss it further in July. They discussed joining the Sussex County Economic Development program through the

Chamber of Commerce as a member so they may be able to attend some of their sponsored events. The cost would be \$400 per year to participate.

The Environmental Commission will have a presentation at the Community Center for the 40 Year Water Quality Report by Dr. Lippencott on Saturday, July 26<sup>th</sup>, from 10 am to 11 am.

Deputy Mayor V. Rumsey

Deputy Mayor V. Rumsey stated that the Community Center is looking good. The three trees still haven't been moved from along the building, but it will be done soon. They are working on getting a new door as the current automatic door has caused so many issues. She is having some issues with the new thermostat holding temperature, which she will try reaching out to the school about. The thermostat will go from 68 degrees to 83 degrees even though it's set at 68 degrees. The one on the Fire Department side has been stable. There is also a colony of little ants that has been doing damage just inside the front door. She would like to hire an exterminator to treat the whole building before summer camp starts. She would like to give the key to the shed to the Recreation Commission to use so that they can put the summer camp supplies there. They will discuss getting a bear-proof dumpster for the trash later in the meeting.

Deputy Mayor V. Rumsey stated that the Zoning Board meeting was on June 23<sup>rd</sup>. 936 Cedar Drive, 932 Saddleback Road, and 903 McCain Lane were all approved. 913 West End had completeness and a hearing, which was approved. She explained to the Zoning Board that they had just completed the sale of the township-owned property to contiguous owners and that all the liquor licenses in the town had been paid.

There have been 116 fire calls to date and 293 EMS calls to date. The wet down will be on August 16<sup>th</sup>. All the vehicles and equipment are going through regular maintenance and are working well.

Committeeman G. Scott

Committeeman G. Scott stated that DPW has been busy prepping the roads that need to be done. Cedar Ridge, Horse Valley, and Station Road. They have been grading and filling potholes with the hot box. They're preparing for phase 4 of Mt. Benevolence Road. They have been trying to keep up with the guardrail cutting and tree trimming. He attended the Annual Safety Meeting at the Town Hall along with the Clerk, CFO, DPW & Fire Department Chiefs. There were a couple of minor recommendations, some upcoming training, and everything else was going smoothly. The crossing guard will need to complete some training per Statewide. Deputy Mayor V. Rumsey requested to attend the next safety meeting.

Committeeman G. Scott stated that they are considering the bear-proof dumpster for the Community Center and working on the DPW capital request for the storage facility at the DPW garage.

Committeeman G. Scott stated that the Town completed the Municibid auction. Everything was sold except the pickup truck, which wouldn't start. They will be readvertising and relisting the truck "as is". The DPW would like a utility vehicle to replace it, not another pickup truck.

Mayor L. Chammings

Mayor L. Chammings stated that a township-owned property sale took place on June 10, 2025. Seven of the properties were sold to contiguous property owners.

There was a CERT meeting on the 25<sup>th</sup>, where they completed their CPR training at the Community Center. She has been working with the State Office of Emergency Management on the 4<sup>th</sup> quarter EMMA quarterly report to be able to apply for another grant.

The Planning Board reviewed the 40-year water quality report prepared by Dr. Lippencott for the Environmental Commission. Dr. Lippencott will be presenting the report at the Community Center on July 26<sup>th</sup>.

Recreation received the letter for the theme for the board at the Sussex County Fair. They will also be participating in Sussex County Day on September 14<sup>th</sup>, along with CERT.

**AMENDMENTS TO AGENDA:**

Mayor L. Chammings asked to add Resolution 2025-116 to add a member to the Recreation Commission.

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

**Public Session Open at 7:25 pm.**

C. Feenstra asked about the storage unit for the DPW yard. Committeeman G. Scott replied that there are two storage units with a canopy over the top so that things may be stored inside the storage containers and under the canopy area between the storage units instead of being left outside all winter. This will help preserve the lives of vehicles and equipment. C. Feenstra noted that in another town, they have a community storage container that residents can put unwanted items in that others may like to take. The unit isn't meant to be for broken items or items in bad condition, just unwanted items that someone else may be able to use, instead of their items just being thrown out. The Committee noted that the only issue with that is that someone would need to closely monitor the unit to make sure people weren't just dumping items there that they don't want to have to pay to bring to the dump, or if there are breakables, something could fall and have glass be everywhere, etc. It is a great idea, but maybe more of a liability, unfortunately.

K. Draghi stated that on June 28<sup>th</sup>, a resident was inquiring on Facebook about what was going on at the bank. She asked if it was a money-making event or open to the public. Deputy Mayor V. Rumsey responded that she saw the post too and that someone had replied that a movie was being filmed there.

**Public Session Closed at 7:29 pm.**

**OLD BUSINESS: None**

**NEW BUSINESS:**

**ORDINANCE FIRST READING AND INTRODUCTION**

**ORDINANCE 2025-13**  
**CAPITAL ORDINANCE APPROPRIATING \$25,000.00**  
**FOR OIL AND STONE PAVING**

**BE IT ORDAINED** by the Township Committee of the Township of Stillwater, in the County of Sussex, New Jersey, AS FOLLOWS;

Section 1. The improvements described in Section 3 of this capital ordinance are hereby respectively authorized as general improvements to be made or acquired by the Township of Stillwater, New Jersey. For the said improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefore and amounting in the aggregate to \$25,000.00, which has heretofore been set aside for the improvement of purpose stated in Section 3 and now available therefore by virtue of provision in a previously adopted budget or budgets of the Township for capital improvement purposes.

Section 2. For the financing of said improvements or purposes and to meet the part of said \$25,000.00 appropriations, the Township will use funding as described in Section 3.

Section 3. The improvements hereby authorized and the purpose for the allocation of which said obligations are to be spent, the appropriation made for an estimated cost of such purpose, and the estimated maximum amount of funds to be spent for such purpose, are respectively as follows:

Oil and Stone Paving:	\$25,000.00	Capital Improvement Fund
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The aforesated improvements or purposes where applicable, are in accordance with specifications on file in the office of the Township Clerk, which specifications are hereby approved.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- (a) The said purposes described in Section 3 of this capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specifically assessed on property specially benefited thereby.

- (b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is twenty (20) years.

Section 5. This capital ordinance shall take effect ten (10) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**A MOTION** was made by Deputy Mayor V. Rumsey and seconded by Committeeman D. Manser to Introduce Ordinance 2025-13.

**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.

### **1. State of NJ, Department of Agriculture Fall 2025 Gypsy Moth Egg Mass Survey**

Mayor L. Chammings explained that the State Department of Agriculture is seeking permission to be able to complete another Gypsy Moth Egg Mass survey for Stillwater Township in the fall of 2025. The township is not obligated to do the spraying if they do the survey. The Committee agreed to do the egg mass survey and see what the quote says for spraying in 2026. Residents can self-report gypsy moth egg masses by going to the Sussex County website.

Mayor L. Chammings stated that she has a resident who has stated that they do not want to be sprayed. Committeeman G. Scott responded that they would need to speak with the Department of Agriculture to let them know they don't want to be sprayed. If they are in a more condensed area, that would mean that the neighbors close to them wouldn't be sprayed either, as the plane cannot control not spraying one small area; it would be a larger block that wouldn't get treated.

**A MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor V. Rumsey, to approve the Fall 2025 Gypsy Moth Egg Mass Survey in Stillwater.

**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 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:** June 17, 2025, Meeting Minutes & Executive Session Minutes  
June 24, 2025, Workshop Meeting Minutes

**\*RESOLUTIONS:**

- RESOLUTION 2025-109** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BIDS FOR THE SALE OF MUNICIPAL PROPERTY IDENTIFIED AS BLOCK 409, LOT 1, BLOCK 507, LOT 1, BLOCK 303, LOT 12, BLOCK 503, LOT 1, BLOCK 901, LOT 16, BLOCK 902, LOT 13 AND BLOCK 1103, LOT 40
- RESOLUTION 2025-110** RESOLUTION AUTHORIZING THE ISSUANCE OF NOTE EXCEEDING \$1,443,267 BOND ANTICIPATION NOTES OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY.
- RESOLUTION 2025-111** A RESOLUTION APPROVING TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE MT. BENEVOLENCE ROAD SECTION 5 PROJECT
- RESOLUTION 2025-112** RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER AUTHORIZING THE APPOINTMENT OF NICHOLAS CARRIERA AS FULL-TIME DPW LABORER
- RESOLUTION 2025-113** RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER AUTHORIZING THE APPOINTMENT OF JEFF GARDNER AS ACTING DPW SUPERVISOR/MECHANIC & RECYCLING COORDINATOR
- RESOLUTION 2025-114** RESOLUTION TO CANCEL GENERAL CAPITAL BALANCES

**\*CORRESPONDENCE:**

1. Stillwater Township Zoning Board of Adjustment May 19, 2025, Meeting Minutes
2. Stillwater Environmental Commission May 12, 2025, Meeting Minutes
3. Stillwater Township Planning Board May 21, 2025, Meeting Minutes
4. Stillwater Township Recreation Commission June 2, 2025, Meeting Minutes
5. Sussex County Striping Program Project Startup Notice
6. Division of Health July Newsletter

**\*REPORTS:**

1. Recreation Commission Report – June 2025

2. Board of Health Receipts –June 2025
3. Construction Permit Activity Report- June 2025
4. Vacant/Abandoned Property Registration Report – June 2025
5. Convenience Center Report – June 2025
6. Registrar Report – June 2025
7. Certified Copies Report – June 2025
8. ACO Report – June 2025
9. Zoning Official Report- June 2025
10. Liquor License Report- June 2025
11. Community Center Report- June 2025
12. Sussex County Health Dept Report- May 2025
13. DPW Report- June 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.

**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.

### **DISCUSSION ITEMS:**

#### **Storage Facility DPW**

Mayor L. Chammings stated that she confirmed with DPW Supervisor G. Leatham the type of storage facility he'd like at the DPW. They will be using two (2), nine (9) foot containers with a cover so that the tractors and salt spreaders can fit. The next step is submitting a map with the location of the structure to zoning to approve the placement, to make sure that it is meeting the setback requirements and not in a wetlands area. It is the same setup that the County DPW just purchased, which can be viewed across from the Main Library.

#### **Dumpster for Community Center**

The Township Committee discussed having a dumpster put back at the Community Center, as putting the trash and recycling in the shed wasn't a viable option with bears in the area. They discussed a top-load bear-proof steel dumpster and decided the 3 cubic yard dumpster would be a good fit. They would like the optional drain hole, swivel castors, paddle latch, and zinc primer coating options.

A **MOTION** was made by Mayor L. Chammings and seconded by Deputy Mayor V. Rumsey to purchase the dumpster if it doesn't exceed \$3,500 total.



**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.

**PUBLIC SESSION (any subject – 3-minute limit) 7:46 p.m.**

Township Resident and Boy Scout Griffon Madeira, was in attendance to obtain his Citizenship in the Community badge. The Committee thanked him for coming and attending the meeting.

Township Resident K. Draghi asked if the groups would be able to access the dumpsters at the Community Center. Deputy Mayor V. Rumsey stated that groups will be able to access the dumpster; there will be a bin for recycling and a bin for trash inside. The DPW will collect the trash and recycling on Mondays.

Township Resident C. Feenstra stated that she's still having a flooding issue in her yard. Five catch basins from the top of the hill drain into her yard. There were four (4) inches of rain yesterday, and she was completely flooded. She's hoping that there will be a way to divert the water so it's not all going into her backyard. She stated that there is one catch basin across the street from her. She feels that if that catch basin is eliminated, it will keep the water from going onto her property. Mr. Vreeland has reviewed the property twice already. The Township Committee will contact the engineer to see if they can review and reinvestigate.

No further public comment.

**PUBLIC SESSION CLOSED at 7:54 p.m.**

**ATTORNEY'S REPORT**

Acting Township Attorney B. Hak stated that he did not have anything additional to report other than it was a pleasure to meet everyone.

**BILLS LIST #11      \$ 1,240,656.26**

**RESOLUTION 2025-115                      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 July 15, 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 Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott to adopt Resolution 2025-115, funds permitting.

**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.

### **AMENDMENTS TO THE AGENDA-ADDED RESOLUTION**

#### **RESOLUTION 2025-116**

#### **RESOLUTION OF THE TOWNSHIP OF STILLWATER APPROVING APPOINTMENTS OF TOWNSHIP BOARD AND COMMISSIONS**

The Township Committee discussed the Resolution and approved Ms. Kral's application to join the Recreation Commission. Municipal Clerk V. Ingles explained that the Recreation Secretary, D. Wunder, was on the Resolution as an Alternate member since she is a township resident and is already at the meetings anyway. Sometimes the Recreation Commission doesn't have a quorum for meetings, so they asked if she could be a member. If someone else from the public wanted to join, she would step down as Alternate #2. The Committee stated that they used to allow the Secretary to also be a member on Township Boards/Committees; however, there was a conflict brought up with being a member and being a paid employee, so they don't allow that anymore.

**A MOTION** was made by Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott, to adopt Resolution 2025-116 after amending to take Danielle Wunder off as an Alternate Member.

**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 Deputy Mayor V. Rumsey and seconded by Committeeman D. Manser, with all members in favor, to adjourn the meeting at 7:58 P.M.

Respectfully submitted,

Valerie Ingles  
Municipal Clerk