



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
September 22, 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. Doolittle

MEMBERS ABSENT: Mr. van der Haeghen, Mr. Kochenthal and Mr. Bessler

ALSO PRESENT: William Haggerty, Esq., Joe Vuich, P.E., Deputy Mayor, Vera Rumsey and Committee Woman, Dawn Delaney

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: August 25, 2025

Mrs. Mountford made the motion to approve the August 2025 minutes, seconded by Mrs. Draghi.

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes.

RESOLUTIONS:

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

Mrs. Draghi made a motion to memorialize the above Resolution, seconded by Mr. Wykoff.

Roll Call: Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Doolittle – Yes.

COMPLETENESS:

Miserendino, 1003 Route 521, Block 2301, Lot 1

Mr. Wykoff made the motion to deem the matter complete for a hearing, seconded by Mr. Doolittle.

Roll Call: Mr. Wykoff – Yes, Mr. Doolittle – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes.

HEARINGS:

Miserendino, 1003 Route 521, Block 2301, Lot 1

The applicants, Nicholas Miserendino and Tammy Miserendino were sworn in by Mr. Haggerty and provided testimony. Their variance application requested permission to construct a barn which will be larger than the 1000 sq. ft. allowable limit. It will be used to store the applicant's personal equipment and will not be utilized for any commercial use. They purchased the property from his father who has owned it since 1950. The property is farmland assessed with a woodland management program.

Jason Dunn from Dykstra Walker also testified on the applicants' behalf. He provided the Board with an overview of the plans and discussed the decision for placement of the barn due to steep slopes and wetlands on the property.

The matter was opened to the public at 7:38pm. There being no public comment, the matter was closed to the public.

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

Roll Call: Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes.

The Applicants requested that the Board waive the waiting time for the memorialization of the Resolution so that he can request construction permits immediately.

Mrs. Draghi made a motion to approve the application, seconded by Mr. Doolittle.

Roll Call: Mrs. Draghi – Yes, Mr. Doolittle – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mrs. Mountford – Yes.

BILLS:

Mrs. Mountford made the motion to pay the following bills below, seconded by Mrs. Draghi.

Dolan and Dolan – General	\$742.00
Dolan and Dolan – Rome, Block 306, Lot 5	\$350.00
Dolan and Dolan – Miserendino, Block 2301, Lot 1	\$ 52.50

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes.

CORRESPONDENCE: NJPO

OLD/NEW BUSINESS: Mr. Haggerty briefed the Board on discussions by the Planning Board regarding the topic of Short-Term Rentals. An application for registration is being drafted, and an ordinance could be forthcoming in 2026.

EXECUTIVE SESSION: None.

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.

There will also be a free Shred It truck at the Township building on October 4th from 9am-12pm. Town hall will be closed on October 3rd for an in-service day to gather papers/documents to be shredded.

A flu clinic will be held at the Community Center on October 14th.


She will be meeting with the County and local business owners on Wednesday the 24th regarding the upcoming bridges to be closed for repairs.

A new bear proof dumpster has been installed at the Community Center.

A new DPW laborer was hired and started in early September.

ADJOURNMENT: With there being no further business, at 7:41pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,


Penny Bair, Board Secretary
September 22, 2025