



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
October 27, 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 was taken.

MEMBERS PRESENT:

Mr. Lippencott, Mrs. Draghi, Mr. Wykoff, Mrs. Mountford, Mr. Kochenthal, Mr. Doolittle

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

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

SWEARING IN OF BOARD MEMBERS: N/A

APPROVAL OF MINUTES: September 22, 2025

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

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

RESOLUTIONS:

Miserendino, 1003 Route 521, Block 2301, Lot 1

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

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

COMPLETENESS:

Lewis, 907 Morningside Drive, Block 2101, Lot 9

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

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

HEARINGS:

Lewis, 907 Morningside Drive, Block 2101, Lot 9

The applicant's attorney, Gary Kraemer provided an overview for the Board. Mrs. Lewis was then sworn in and provided testimony as questions were presented by her council. Mrs. Lewis has owned the property for approximately 24 years. An addition was added to the second floor which did not affect the footprint of the home. She is unable to get a Certificate of Occupancy for the addition until the issue of impervious coverage is addressed. Most of the impervious coverage, i.e. the driveway, boat ramp, docks and pavers pre-existed the adoption of the ordinance regarding impervious coverage. In addition, two sheds were placed behind the home which need variance approval regarding their setback lines.

The applicant's engineer, Howard Bach also testified on the applicants' behalf. He advised that the sheds were placed in the most favorable position based on the shape of the property.

The matter was opened to the public at 7:55pm. Mr. Donald Bookholt advised the Board that the boat ramp/patio is no longer being utilized. There being no further public comment, the matter was closed to the public at 7:56pm.

The Board agreed to approve the application as presented, allowing reconstruction of the front porch, as well as allowing the existing flagstone and concrete walkways to remain.

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

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

BILLS:

No bills were presented for approval.

CORRESPONDENCE: None

OLD/NEW BUSINESS: The 2026 Budget Request was reviewed and voted on for approval. Mr. Doolittle made a motion to adopt the 2026 Budget, seconded by Mrs. Draghi.

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

EXECUTIVE SESSION: None.

OPEN TO THE PUBLIC: The session was opened to the public at 8:07pm. 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.

A Tax Sale for 22 properties will be held on December 3, 2025.

Recycling Brochures are complete and being distributed to the public with information on what is and is not accepted at the recycling center.


The Sussex County Economic Development Partnership presented Mayor Chamings an Award for Mayor of the Year. Congratulations Mayor!

The Community Center has hired an event manager whose salary will be paid out of the rental fees.

Mayor Chamings, Deputy Mayor Rumsey and Committee Woman Delaney will be attending the League of Municipalities Convention in November.

ADJOURNMENT: With there being no further business, at 8:12pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,


Penny Bair, Board Secretary
October 27, 2025