

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
November 19, 2025

The regular Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Chair Puccio at 7:00 pm.

Roll Call: Members Present:

Karen Puccio
Mr. Lippencott
Ms. Kavanagh
Mrs. McDonough
Mrs. Fornari

Members Absent: Mr. Pierce, Mayor Chammings, Mr. Voris and Mrs. Delaney

Also Present: William Haggerty, Esquire

The Board stood for the flag salute, and it was announced that adequate notice of this meeting had been given to the public the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et. seq.

MINUTES:

Mrs. Fornari made the motion to approve the September 2025 Minutes, seconded by Mrs. McDonough.

Roll Call: Mrs. Fornari – Yes, Mrs. McDonough – Yes, Mrs. Puccio – Abstained, Mr. Lippencott – Yes, Ms. Kavanagh – Yes.

MEMORIALIZING RESOLUTIONS: Carson – 936 Dove Island Road, Block 3807, Lot 1 & Block 3903, Lots 6, 12 & 3.01

Mr. Lippencott made the motion to memorialize the above Resolution, seconded by Ms. Kavanagh.

Roll Call: Mr. Lippencott – Yes, Ms. Kavanagh – Yes, Mrs. Puccio – Abstained, Mrs. Fornari – Yes, Mrs. McDonough – Yes.

COMPLETENESS: None

HEARINGS: None

OPEN TO THE PUBLIC: The hearing was opened to the public at 7:04pm. With there being no public comment, the hearing was closed to the public.

BILLS:

Mrs. McDonough made the motion to approve the bills below, seconded by Mrs. Fornari.

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| Alternative Business Services – Name Plate – B. Fornari | \$ 13.00 |
| 923-927 Old Schoolhouse Road – Escrow Release | \$639.50 |

Roll Call: Mrs. McDonough – Yes, Mrs. Fornari – Yes, Mrs. Puccio – Yes, Mr. Lippencott – Yes, Ms. Kavanagh – Yes.

OLD/NEW BUSINESS:

2026 Budget Review and approval

Mr. Kavanagh made the motion to approve the 2026 Budget, seconded by Mrs. Fornari.

Roll Call: Ms. Kavanagh – Yes, Mrs. McDonough – Yes, Mrs. Puccio – Yes, Mr. Lippencott – Yes, Mrs. Fornari – Yes.

The Board was briefly advised that the Zoning Board will be making a recommendation to the Planning Board suggesting modification of the existing Ordinance setback requirements for lake communities.

CORRESPONDENCE: NJPO

LIAISONS:

The Environmental Commission report was provided by Mr. Lippencott.

The Environmental Commission met on October 20th and November 10th.

The Nature Conservancy has approached the Environmental Commission regarding the Wild and Scenic River with updates and a request for a resolution to the Township Committee to identify rivers as wild and scenic to include the entire 28 square miles of Stillwater. The Environmental Commission has decided to not recommend identifying the Paulinskill as a wild and scenic river.

An Environmental Achievement Award was presented to the Environmental Commission from ANJEC regarding the 40-year surface water quality report. Mr. Lippencott advised that Jack Brannigan was a participant starting in 1984 and has continued his participation for the entire 40 years of sampling.

The committee discussed possibly switching to another focus as water sampling over the past 40 years has remained positive.

A letter was received from Dr. Jean Gibson regarding Swartswood State Park with concerns regarding lack of maintenance, i.e. concession stand is closed, bathrooms not in working order, no lifeguards, poor water quality, etc.

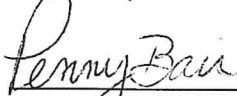
EXECUTIVE SESSION: None

PUBLIC COMMENT: The hearing was opened to the public at 7:44pm. There being no public comment, the meeting was closed to the public.

ADJOURNMENT:

With there being no further business, a motion was made to adjourn the meeting with all in favor at 7:44pm.

Respectfully Submitted:



Penny Bai/Board Secretary
November 17, 2025