

STILLWATER TOWNSHIP
Planning Board Reorganization Meeting Minutes
January 21, 2026

The Reorganization Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Secretary, Penny Bair.

Roll Call: Members Present:

Mrs. Puccio
Mr. Pierce
Mayor Rumsey
Deputy Mayor Delaney
Mr. Voris
Dr. Lippencott
Ms. Kavanagh
Mrs. McDonough
Mrs. Fornari

Members Absent: None

Also Present: Eileen McCarthy Born, Esq. and Joe Vuich, PE

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

SWEARING IN OF BOARD MEMEBERS: Mayor, Vera Rumsey and Deputy Mayor, Dawn Delaney were sworn in by attorney, Eileen McCarthy Born.

Appointment of Board Secretary:

Mr. Pierce made the motion to reappoint Penny Bair as the Planning Board Secretary for 2026, seconded by Mrs. Fornari.

Roll Call: Mr. Pierce – Yes, Mrs. Fornari – Yes, Mrs. Puccio – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Deputy Mayor Delaney – Yes, Ms. Kavanagh – Yes, Mayor Rumsey – Yes, Mrs. McDonough – Yes.

Appointment of Chairperson:

Mrs. Puccio made the motion to appoint Bob Pierce as Chairperson of the Planning Board, seconded by Deputy Mayor Delaney.

Roll Call: Mrs. Puccio – Yes, Deputy Mayor Delaney – Yes, Pierce – Yes, Mayor Rumsey – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Ms. Kavanagh – Yes, Mrs. McDonough – Yes, Mrs. Fornari – Yes.

Appointment of Vice Chairperson:

Mrs. Puccio made the motion to appoint Amanda Kavanagh Vice Chairperson of the Planning Board, seconded by Mr. Pierce.

Roll Call: Mrs. Puccio – Yes, Mr. Pierce – Yes, Mayor Rumsey – Yes, Deputy Mayor Delaney – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Ms. Kavanagh – Yes, Mrs. McDonough – Yes, Mrs. Fornari – Yes.

Appointment of Board Professionals:

Mrs. Fornari made the motion to renew the professional contract with Dolan & Dolan as Planning Board Attorney for 2026, seconded by Mrs. Puccio.

Roll Call: Mrs. Fornari – Yes, Mrs. Puccio – Yes, Mr. Pierce – Yes, Ms. Kavanagh – Yes, Mayor Rumsey – Yes, Deputy Mayor Delaney – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Mrs. McDonough – Yes.

Deputy Mayor Delaney made the motion to renew the professional contract with VanCleaf Engineering as Planning Board Engineers 2026, seconded by Mayor Rumsey.

Roll Call: Deputy Mayor Delaney – Yes, Mayor Rumsey – Yes, Mr. Pierce – Yes, Ms. Kavanagh – Yes, Mrs. Puccio – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Mrs. McDonough – Yes Mrs. Fornari – Yes.

Designation of Meetings – Date, Time and Place

Ms. Kavanagh made the motion to approve the proposed 2026 meeting dates and times, seconded by Mrs. McDonough.

Roll Call: Ms. Kavanagh – Yes, Mrs. McDonough – Yes, Mr. Pierce – Yes, Mrs. Puccio – Yes, Mayor Delaney – Yes, Deputy Mayor Delaney – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Mrs. Fornari - Yes.

Designation of Official Newspaper

Mr. Pierce made the motion to approve the designation of the NJ Herald and Sunday Herald as the official newspaper for advertising in addition to having all public notices posted on the Township website, seconded by Deputy Mayor Delaney.

Roll Call: Mr. Pierce – Yes, Deputy Mayor Delaney – Yes, Ms. Kavanagh – Yes, Mrs. Puccio – Yes, Mayor Rumsey – Yes, Mr. Voris – Yes, Dr. Lippencott – Yes, Mrs. McDonough – Yes, Mrs. Fornari – Yes.

MINUTES:

Mrs. Puccio the motion to approve the minutes of November 17, 2025, seconded by Mrs. Fornari, subject to amendments to the roll call for the September Minutes and the Carson Resolution.

Roll Call: Mrs. Puccio – Yes, Mrs. Fornari – Yes, Mr. Pierce – Abstained, Ms. Kavanagh – Yes, Mayor Rumsey – Abstained, Deputy Mayor Delaney – Abstained, Mr. Voris – Abstained, Dr. Lippencott – Yes, Mrs. McDonough – Yes.

MEMORIALIZING RESOLUTIONS: None

COMPLETENESS: None

HEARINGS: None

OPEN TO THE PUBLIC: The meeting was opened to the public at 7:10 pm. Mr. Dimitri Gatanas spoke to voice concerns over the Zoning Board following not following the Master Plan, outdated Ordinances, commercial properties, parking issues, pedestrian safety, etc.

Further discussion was held regarding the options for Mr. Gatanas to make application to the Zoning Board for his business. Mr. Vuich provided an overview and description of each Boards' role. He suggested the possibility of a pre-application review committee wherein an applicant can post a small escrow to have the Board professionals guide an applicant toward a better understanding as to which Board to apply before. Conversation continued regarding the desire

to revive the Business Commercial district along with the requirements to conform with Stillwater codes and ordinances.

There being no further public comment, the hearing was closed to the public at 7:47pm.

BILLS:

Mrs. McDonough made the motion to pay the following bills, seconded by Mrs. Fornari.

VanCleaf Engineering – Carson, Block 3807, Lot 1, Block 3903, Lot 13.01	\$330.00
Dolan and Dolan - Carson, Block 3807, Lot 1, Block 3903, Lot 13.01	\$253.75
2026 Planning Membership Dues (Split between PB and ZB)	\$212.50

Roll Call: Mrs. McDonough – Yes, Mrs. Fornari - Yes, Mr. Pierce – Yes, Ms. Kavanagh – Yes, Mrs. Puccio – Yes, Mayor Rumsey – Yes, Deputy Mayor Delaney – Yes, Mr. Voris (stepped out), Dr. Lippencott – Yes.

OLD/NEW BUSINESS:

The Short-Term Rental/Air BNB Ordinance was tabled to be discussed at the February meeting.

CORRESPONDENCE: None

LIAISONS:

- Mayor Rumsey provided the Liaison report for the Township Committee.

The Township Committee held its reorganization meeting on January 20, 2026.

Paulinskill Lake residents are upset regarding the Fredon cell tower and raised concerns regarding height and soil.

Ordinance 2026-01 was adopted for the Calendar year 2026 to exceed the Municipal Budget appropriation limits and to establish a cap.

A Resolution was adopted establishing various committees and liaisons.

Resolution 2026-025 regarding Farmland Preservation was also adopted.

A new DPW employee was hired as an equipment operator. The DPW is currently trying to revamp the staff. The Township is currently down 3 trucks which is concerning considering the impending snowstorm. Mr. Pierce suggested reaching out to the County to inquire if any of their trucks may be available.

- Dr. Lippencott provided the following report for the Environmental Commission.

The Reorganizational Meeting was held on January 12, 2026. Chair and Vice Chair were established.

The committee has received continued requests from the Nature Conservancy to present on the Wild and Scenic Rivers Initiation for the Paulinskill River. The Committee decided to not recommend their participation.

Public discussion was held regarding the proposed cell tower going up in neighboring Fredon. Concerns over the welfare of wild birds and eagles were voiced.

The Environmental annual report listed over a dozen accomplishments for 2025.

An initiative has been proposed by Dr. Lippencott called the Healthy Forest Initiative regarding the invasive species issues at the canopy level and at the understory level in combination with the excessive level of overgrazing by deer.

The Committee has decided to make future water sampling more in line with the Stormwater Management program.

The commission will be providing inspection reports for two current Zoning Board applications.

EXECUTIVE SESSION: None

PUBLIC COMMENT:

Mr. Pierce opened the hearing to the public at 8:18 pm.

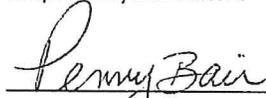
Mr. Gatanas asked if there is a way to provide the Township with electronic applications instead of providing the required 14 paper copies, as it is an added expense for an Applicant.

There being no further public comment, the meeting was closed to the public at 8:22 pm.

ADJOURNMENT:

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

Respectfully Submitted:



Penny Bair, Board Secretary
January 21, 2026