

**STILLWATER TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES**

DECEMBER 16, 2025

A **REGULAR MEETING** of the Stillwater Township Committee was called to order by Mayor L. Chammings at 6:05 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: Committeewoman D. Delaney, Deputy Mayor V. Rumsey, Mayor L. Chammings, Committeeman G. Scott (via Zoom), Committeeman D. Manser

Also Present: Township Attorney Eric Bernstein, Esq. & Municipal Clerk V. Ingles

Absent: None

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, Contract, and 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 suspend Executive Session and go back into Regular Session at 6:58 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.

FLAG SALUTE: Mayor L. Chammings led the Flag Salute.

COMMITTEE REPORTS: None

AMENDMENTS TO AGENDA: Mayor L. Chammings asked for Tax Collector Report to be added to Reports and Senate Bill #4736 added under Discussion. Deputy Mayor V. Rumsey asked that Resolution #2025-178 be pulled off the Consent Agenda.

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

Public Session Open at 7:04 p.m.

No Public Comment.

Public Session Closed at 7:05 p.m.

OLD BUSINESS:

RESOLUTION 2025-159 RESOLUTION AUTHORIZING A TRANSFER OF 2025
APPROPRIATIONS

A **MOTION** was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser, to approve Resolution 2025-159.

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.

RESOLUTION 2025-136A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER AUTHORIZING JEREMY
KING TO OBTAIN PEST CONTROL & HERBICIDE
APPLICATION LICENSES

A **MOTION** was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney, to approve Resolution 2025-136A.

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.

NEW BUSINESS:

1. RFP Banking Services

There was a memo from CFO included. Mayor L. Chammings had some notes that included that there was a total of five (5) RFPs received. Provident Bank had the highest interest rate and a 3-year agreement. Other banks were either too far from Stillwater Township or had lower interest rates. The recommendation is to proceed with Provident Bank. This decision doesn't need to be made immediately and will be decided on at the Reorganization meeting.

2. RFP IT Services

Township Attorney E. Bernstein suggested this item be discussed further in Executive Session due to contract discussions that will need to be had.

3. RFP Special Counsel – In Rem & Tax Appeals Attorney

Township Attorney E. Bernstein suggested this item be discussed further in Executive Session due to contract discussions that will need to be had.

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 same, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

***MINUTES:** December 2, 2025 Township Committee Meeting Minutes, Board of Health Meeting Minutes & Executive Session Minutes

***CORRESPONDENCE:**

1. Sussex County Municipal Utilities Authority FY2026 Final Rate Schedule Effective December 1, 2025

***REPORTS:**

1. Zoning Report – November 2025
2. Recreation Report – November 2025
3. Board of Health Receipts – November 2025
4. Construction Permit Activity Report – November 2025
5. Vacant/Abandoned Property Registration Report – November 2025
6. Convenience Center Report – November 2025
7. Registrar Report – November 2025
8. Certified Copies Report – November 2025
9. ACO Report – November 2025
10. Landlord Registration fees – November 2025
11. Tax Collector Report – November 2025

***RESOLUTIONS:**

- RESOLUTION 2025-171** RESOLUTION TO AUTHORIZE PAYMENT OF REDEMPTION FOR TAX LIENS ON THE FOLLOWING PARCELS THAT WERE SOLD AT SALE ON DECEMBER 3, 2025
- RESOLUTION 2025-172** RESOLUTION TO AUTHORIZE PAYMENT OF REDEMPTION FOR TSC #20-00096 FOR PROPERTY LOCATED AT 902 DUCK POND ROAD, STILLWATER, NJ
- RESOLUTION 2025-173** RESOLUTION TO APPROVE A \$250.00 VETERAN DEDUCTION FOR THE 2025 TAX YEAR – AMOUNT NEEDS TO BE REFUNDED AS THEIR 2025 TAXES ARE PAID
- RESOLUTION 2025-174** RESOLUTION AUTHORIZING ACCEPTANCE OF DEED OF DEDICATION FOR RIGHT-OF-WAY
- RESOLUTION 2025-175** RESOLUTION TO AUTHORIZE PAYMENT OF REDEMPTION FOR TSC #24-00007 FOR PROPERTY LOCATED AT 915 MILLBOOK ROAD, STILLWATER, NJ
- RESOLUTION 2025-176** RESOLUTION TO AUTHORIZE PAYMENT OF REDEMPTION FOR TAX LIENS ON THE FOLLOWING PARCELS THAT WERE SOLD AT SALE ON DECEMBER 3, 2025
- RESOLUTION 2025-177** RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER ADOPTING SCHEDULE OF 2026 MEETINGS
- RESOLUTION 2025-178** 2026 HOLIDAY SCHEDULE
- RESOLUTION 2025-179** RESOLUTION AUTHORIZING THE PUBLIC SALE OF TOWNSHIP PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH MUNICID.COM PUBLIC AUCTION
- RESOLUTION 2025-180** MAYOR’S ACKNOWLEDGEMENT OF RESIGNATION OF NICHOLAS CARRIERA AS DPW LABORER

APPROVAL OF THE CONSENT AGENDA

Deputy Mayor V. Rumsey asked that Resolution 2025-178 be pulled from Consent Agenda for further discussion.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeeman G. Scott, to approve the Consent Agenda as listed with the exception of Resolution 2025-178.

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.

A discussion was held regarding the 2026 Holiday Schedule.

A MOTION was made by Mayor L. Chammings and seconded by Committeewoman D. Delaney, to accept Resolution 2025-178 as presented and amended.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; no, Committeeman G. Scott; no, Mayor L. Chammings; yes. Motion carried forward.

DISCUSSION ITEMS:

1. Meeting Room Chairs

Deputy Mayor V. Rumsey discussed the potential purchase of new chairs. She and Committeewoman D. Delaney found this vendor while they were at the League of Municipalities. These chairs are ergonomically correct, as well as, much more comfortable to be seated in. The chairs also come with a lifetime warranty. The vendor offered a 55.30% discount, bringing the price of each chair to \$568.14. If we choose to have it installed it is an additional \$454.00. Deputy Mayor V. Rumsey recommended paying the additional \$454.00. This quote is only good through December 31, 2025. The CFO stated that there would be no funds available for this purchase until around April 2026, if we chose to proceed.

Committeewoman D. Delaney stated that she wanted to take the recommendation from our CFO of holding off on this purchase until about April 2026, with the hopes that the company will be honoring our price. Mayor L. Chammings stated that she wasn't comfortable proceeding until looking over the budget.

2. Workshop Meeting December 23, 2025

Mayor L. Chammings stated that this meeting will be at 6:00pm and will be brief and just to go over the tax sale certificates.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney, to approve the Workshop Meeting.

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.

3. Planet Networks Payment

Mayor L. Chammings stated that during COVID, Stillwater Township was awarded American Rescue Plan Funds in the sum of approximately \$200,000.00. Approximately \$30,000.00 was dedicated to broadband expansion at both the Town Hall and the DPW Garage.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney, to approve paying Planet Networks \$14,100.00.

Township Attorney E. Bernstein requested that the motion be conditioned upon certification from the CFO that all service issues are resolved prior to final payment.

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.

4. January 10, 2026 Budget Meeting

Mayor L. Chammings confirmed that all the Committee can be present at 9:00am. Further confirmation will be needed from the Stillwater Fire Department, DPW, and Recreation Commission.

A MOTION was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser, to approve a 9:00am start time for the January 10, 2026 Budget Meeting.

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.

5. Senate Bill #4736 – Sample Resolution

Mayor L. Chammings stated this was a sample resolution that was obtained through a meeting with legislators via a Zoom meeting. The Township Committee is discussing potentially passing a resolution in opposition to Senate Bill #4736, which would allow individuals to bypass local planning processes while working on local fair share housing.

A MOTION was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney, in support of this proposed sample resolution, which will be deemed Resolution 2025-182.

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.

Deputy Mayor V. Rumsey attended the meeting with legislators via Zoom. She wanted to share that the Township Committee was excited that legislators are working to secure more school funding for the 24th District. Additionally, legislators are aware that health insurance for state employees went up 32%. Regarding the Veteran's tax breaks, it is felt that the State should be paying the municipalities for the loss in revenue. There is a bill for this currently in the works according to legislators. The State is proposing opting out of the Civil Service Agreements for small towns, this is pending. The Governor declared a state of emergency on propane, as well.

Mayor L. Chammings stated that there were discussions regarding accessory dwelling units and how to get them into local municipalities, in a way to assist with fair share housing.

PUBLIC SESSION (any subject – 3-minute limit) at 7:35 p.m.

Township resident Paul Tigue spoke about an intersection on Possum Hill Road that had no stop sign, and he was almost in an accident. There is another road, Partridge Road, where an individual accidentally went down an access road, which is not the actual part of Partridge Road.

Committeeman G. Scott stated that they left the one end of the accessway open due to the State having their public hunting land there, so there has to be a parking facility.

Township resident Stacey Michaelman also joined in to voice concerns over the same areas as Paul Tigue is concerned about.

Mayor L. Chammings summarized that Paul Tigue is requesting a stop or yield sign on Possum Hill Road and Twin Oaks Road, and also some sort of signage for Partridge stated that it isn't an actual road is being requested.

Township resident Stacey Michaelman suggested an arrow at Partridge Road to show that Possum Hill Road actually continues to the sharp right.

Township resident Kathleen Draghi wanted to make it known that for her, the Senior Freeze is approximately three times what it has been in past years, she feels this is due to the increase in municipal tax. She urged the Township Committee to be cautious when it comes to the budget. She stated that she doesn't feel chairs for up on the dais are necessary, as she also sits there also when serving on one of the Commissions. She also stated that if anyone is having an issue getting their ANCHOR payment, she had to contact the Office of the Congresspeople.

PUBLIC SESSION CLOSED at 7:41 pm.

ATTORNEY'S REPORT

Township Attorney E. Bernstein stated that he will discuss this in Executive Session.

BILLS LIST #18 **\$ 552,606.21**

RESOLUTION 2025-181

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 December 16, 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 Committeeman G. Scott and seconded by Mayor L. Chamblings to adopt Resolution 2025-170, funds permitting.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes/abstain Check #31309, Committeeman G. Scott; yes, Mayor L. Chamblings; yes/abstain from Check #31287. Motion carried forward.

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Deputy Mayor V. Rumsey, seconded by Committeeman G. Scott, with all members in favor, to adopt the Resolution permitting the Committee to go back into Executive Session at 7:43 p.m.

A MOTION was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser, to go back into Regular Session at 9:54 P.M.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman D. Delaney; yes, Deputy Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Mayor L. Chamblings; 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 Executive Session, are present to recommend the open session, along with the Township Attorney and the Township Clerk. The first executive session began at 6:00 p.m. and then ended at 6:58 p.m. for the Township Committee meeting. They then reentered into executive session at 7:49 p.m. and recommenced public session at 9:57 p.m. In the first Executive Session, there was a discussion relative to DPW, with representation from the Teamsters Local 125. No formal action was taken. In the second Executive Session, there was a discussion with the DPW Supervisor regarding the ongoing issues in the DPW. Guidance was given to the governing body regarding the next steps. No formal action was taken. There was an update discussed regarding the Township's conditional compliance with affordable housing. Direction was given, but no formal action was taken. There was a further update relevant to the RFPs for IT and Tax Appeals/Foreclosure, with directions given to the Township

Clerk. Further action will be taken at the Reorganization meeting. No formal action needs to be taken.

ADJOURNMENT

A **MOTION** was made by Deputy Mayor V. Rumsey and seconded by Committeewoman D. Delaney with all members in favor, to adjourn the meeting at 9:57 P.M.

Respectfully submitted,

Julie Ann Leatham,
Deputy Municipal Clerk