



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
February 23, 2026 @ 7:00 pm**

A **REORGANIZATIONAL MEETING** of the Stillwater Township Zoning Board of Adjustment was held at the above date and time. The meeting was called to order by in accordance with the Open Public Meetings Act. The flag was saluted, and roll call taken:

MEMBERS PRESENT:

Mr. Lippencott, Mrs. Draghi, Mr. Wykoff, Mr. van der Haeghen, Mr. Kochenthal, Mr. Doolittle, Mr. Bessler

MEMBERS ABSENT: Mrs. Mountford

ALSO PRESENT: William Haggerty, Esq., Lisa Chammings

SWEARING IN OF BOARD MEMBERS:

Appointment of Board Secretary:

Mrs. Draghi made the motion to appoint Penny Bair as the Zoning Board Secretary for 2026, seconded by Mr. Doolittle.

Roll Call: Mrs. Draghi – Yes, Mr. Doolittle – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mr. Bessler – Yes.

Appointment of Chairperson:

Mr. Kochenthal made the motion to re-appoint George Lippencott as the Zoning Board Chairperson for 2026, seconded by Mr. Wykoff.

Roll Call: Mr. Kochenthal – Yes, Mr. Wykoff - Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Appointment of Co-Chairperson:

Mr. Kochenthal made the motion to re-appoint Kathy Draghi as the Zoning Board Co-Chairperson for 2026, seconded by Mr. Lippencott.

Roll Call: Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Appointment of Board Professionals:

Mrs. Draghi made a motion to reappoint Dolan & Dolan as the Zoning Board attorney for 2026, seconded by Mr. Kochenthal.

Roll Call: Mrs. Draghi – Yes, Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Mr. Wykoff made a motion to reappoint VanCleaf Engineering as the Zoning Board Engineer for 2026, seconded by Mrs. Draghi.

Roll Call: Mr. Wykoff – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Designation of Meetings – Date, Time and Place

Mr. van der Haeghen made the motion to approve the 2026 meeting dates, time and place, seconded by Mr. Wykoff.

Roll Call: Mr. van der Haeghen – Yes, Mr. Wykoff – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

Designation of Official Newspaper

Mr. van der Haeghen made the motion to approve the New Jersey Herald and the Sunday Herald as the official newspaper for the Zoning Board, seconded by Mr. Wykoff.

Roll Call: Mr. van der Haeghen – Yes, Mr. Wykoff – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

MINUTES:

Mrs. Draghi made the motion to approve the November 2025 minutes, seconded by Mr. Kochenthal.

Roll Call: Mrs. Draghi – Yes, Mr. Kochenthal – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. van der Haeghen – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

RESOLUTIONS: Manser, Pepperidge Drive, Block 307, Lot 8

Mr. Kochenthal made a motion to memorialize the above Resolution, seconded by Mr. van der Haeghen.

Roll Call: Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

COMPLETENESS:

DaSilva, 932 Saddleback Road, Block 3306, 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, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mr. Bessler – Yes.

Kenefick, 905 Morningside Drive, Block 2101, Lot 6

Mr. Kochenthal made the motion to deem the matter complete for a hearing, seconded by Mr. van der Haeghen.

Roll Call: Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

HEARINGS:

DaSilva, 932 Saddleback Road, Block 3306, Lot 1

Wade Baldwin, Esquire appeared for the applicant, Cassio DaSilva. The property's location is in the R-5 Zone with a history of pre-existing, non-conforming conditions as well as a pre-existing residence. Site work has been done on the property, specifically installation of a propane tank, relocation of the driveway and refurbishment of an existing garage.

The applicant was sworn in by Mr. Haggerty. He testified that the driveway was relocated for installation of a new well. The existing garage was renovated with siding and the addition of new doors. The footprint was not expanded or changed. The propane tank was placed in the front yard setback area because it was the most

convenient location for both installation and propane deliveries. The propane company obtained permits and approvals from the township for the tank's installation.

PUBLIC SESSION: The hearing was opened to the public at 7:43pm. There being no public comment, the session was closed to the public.

Mr. van der Haeghen made the motion to grant variance approval if needed for the location of the propane tank as well as approval for the renovation of the garage.

Mr. DaSilva is to apply for a zoning permit for relocation of the driveway. If the permit is denied, the applicant can come before the Board for variance approval at the next scheduled meeting.

Roll Call: Mr. van der Haeghen – Yes, Mr. Bessler – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes.

BILLS:

Mr. van der Haeghen made the motion to pay the following bills, seconded by Mrs. Draghi.

Dolan & Dolan – Lewis, 2101/9	\$ 437.50
Dolan & Dolan – DaSilva, 3306/1	\$ 358.75
VanCleeef Engineering – Miserendino, 2301/1	\$ 228.00
VanCleeef Engineering – Manser, 307/8	\$1,396.50
NJ Planning Officials Membership Dues 2026	\$ 212.50

Roll Call: Mr. van der Haeghen – Yes, Mrs. Draghi – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

CORRESPONDENCE: Mr. Haggerty acknowledged receipt of correspondence dated December 26, 2025.

OLD/NEW BUSSINESS: None

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 8:25pm. There being no public comment, the session was closed to the public.

COMMITTEE LIAISON REPORT: The Committee Liaison report was provided to the Board by Lisa Chammings.

Several tax sale certificates were redeemed in the approximate amount of \$300,000.00.

There were various storms in December. A DPW truck had the brakes go out during one of the snowstorms. Although they are currently down three trucks, they were able to handle the storms successfully. They will be getting one of their larger trucks back next week and it has been decided that two older trucks should be listed for sale and replaced with two smaller non-CDL trucks. The DPW has also entered into a shared service agreement with Frankford for a Certified Public Works Manager who will work one day per week helping with compliance and structure. A new DPW heavy equipment operator with 9 years of experience has been hired.

Condolences to the family of long-time DPW worker, Jerry Leatham who passed away on February 11, 2026, after a courageous battle with cancer.

The CFO and Township Committee are working on the budget. All boards and commission budgets were reviewed and accepted. Discussion was held regarding having Hometown Hero Banners displayed throughout the town. The respective families would pay for banners and the DPW would pay for their installation.

The township has applied for LRIG grant to hopefully be used for the Community Center.

The CFO is hoping to have the first presentation of the budget in March.

Fair Share Housing was introduced and approved under Ordinance #2026-02. The Planning Board also gave their endorsement for said Ordinance.

Storm Water has been moved from Tier B to Tier A. The program can be managed through a program called I Works is in the process of being purchased through grants received.

The Environmental Commission is going through their water quality to provide input on Stormwater Management. The Chair for 2026 is Mandy Corston and the Vice Chair is Dr. Mattis. The committee is looking to work with local experts on forestry management and endangered species.

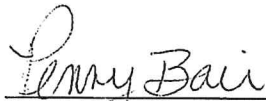
The Planning Board met on February 18th and appointed Bob Pierce as Chairperson and Amanda Kavanagh as Vice Chairperson. Continued discussion was held regarding Air BnB's.

Township Committee passed two Ordinances. The Community Center fee change and an ordinance about mailboxes.

The Recreation Commission appointed Tara Tosti as Chairperson and Mike Carovillano as Vice Chairperson. The Community center remains busy. Mrs. Tosti has resigned as leader of Summer Camp, so this year's summer camp may be placed on hiatus.

ADJOURNMENT: With there being no further business, at 8:40pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,



Penny Bair, Board Secretary
February 23, 2026