

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
February 18, 2026

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

Roll Call: Members Present:

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

Members Absent: Mrs. Puccio, Mr. Voris

Also Present:

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.

MINUTES:

Mayor Rumsey made the motion to approve the January 2026 Minutes, seconded by Ms. Kavanagh.

Roll Call: Mayor Rumsey – Yes, Ms. Kavanagh – Yes, Mr. Pierce – Yes, Deputy Mayor Delaney – Yes, 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 7:08pm. There being no public comment, the hearing was closed.

BILLS: None

OLD/NEW BUSINESS: Short Term Rentals

Affordable Housing – Mr. Haggerty provided an overview of the Ordinance advising that March 15, 2026 is the mandatory state deadline for approval. After his review, he suggested the Board make a motion to Deem Ordinance #2026-02 (to amend Section 240:118) consistent with the Master Plan and to recommend it's adoption.

Mr. Pierce made the motion to deem the Ordinance consistent with the Master Plan and to recommend it's adoption, seconded by Dr. Lippencott.

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

Upon continued discussion, Dr. Lippencott proposed a motion for a Resolution to perform an annual progress review of the Fair Share Housing Plan, seconded by Mr. Pierce.

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

Short Term Rentals - Mr. Haggerty reviewed Stillwater's Ordinance and license requirements under Chapter 313 which is applicable to all rentals across the board. It is his recommendation that the existing ordinance should be changed to read "annual" and not "on change of occupancy", as it is excessive for homeowners renting on short term bases to have to apply upon each change of occupancy. The current registration fee is \$25.00 which should be increased with the amendment of the Ordinance.

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

LIAISONS:

Mayor Rumsey provided the Township Committee liaison report.

The DPW is utilizing a shared services program with Frankford Township for a Certified Public Works Manager to perform some clean-up and to ensure OSHA compliance as well as better structure.

The Community Center continues to thrive with successful rentals and programs and will shortly include a senior citizen group. The rental fees have been reduced.

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

Lisa Chammings had a meeting with JCP&L to start forestry management. They will begin working on a power substation in Branchville to help alleviate power outages.

Dr. Lippencott provided the Environmental Commission report.

NJ Watershed Ambassador, Matt Trochim from AmeriCorps provided details and discussed their program and services they provide.

Emails were received regarding DEP accomplishments, Flood Plane Fridays in Veterans Park with Chris Dunbar, as well as the trails grant webinar. The commission is working on getting a \$20,000 grant to perform work on the trails at Veterans Park.

A standard notice PSE&G vegetative maintenance application was received.

The Healthy Forest Initiative is moving forward regarding invasive species damage to various trees and the overgrazing of deer. The committee is looking to work with local experts to formulate a plan for surveys and to evaluate the township overall.

Surface water sampling is continuing and will be amended to be more in line with the Stormwater Management Program.

Two Site Surveys were performed for the two pending applications before the Zoning Board.

EXCUTIVE SESSION: None

PUBLIC COMMENT: Mr. Pierce opened the hearing to the public at 8:34pm. 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 8:35pm.

Respectfully Submitted:



Penny Bair/Board Secretary
February 18, 2026