



**STILLWATER TOWNSHIP
TOWNSHIP COMMITTEE
MEETING AGENDA**

TUESDAY, April 21, 2026

**Executive Session: 6:00 P.M.
Regular Meeting: 7:00 P.M.**

Zoom Link: <https://us02web.zoom.us/j/87830809012>

OPENING STATEMENT: Adequate notice of this meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this meeting was included in the Annual Meeting Notice to the public and sent to the press on January 6, 2026, placed on the Official Bulletin Board at the Municipal Building, and posted electronically on the Stillwater Website.

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

EXECUTIVE SESSION:

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 permits the exclusion of the public from a meeting in 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, County of Sussex, New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is as follows:
 ___ Personnel ___ Contract ___ Real Property X Litigation/Potential Litigation
 X Attorney Client _____ Public Safety
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
4. This resolution shall take effect immediately. Time _____

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

RETURN TO OPEN SESSION Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

FLAG SALUTE:

Mayor Vera Rumsey

Deputy Mayor Dawn Delaney

Committeeman David Manser

Committeewoman Lisa Chamblings

Committeeman George Scott

AMENDMENTS TO AGENDA

OPEN PUBLIC SESSION (Agenda items only – 5 min time limit)

OLD BUSINESS:

ORDINANCE PUBLIC HEARING & ADOPTION

ORDINANCE 2026-05

AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5)[*Public Hearing & Final Adoption*]

Open to the Public Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

Closed to the Public

Adoption Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ORDINANCE 2026-06

ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS OR PURPOSES TO BE UNDERTAKEN BY THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$453,900 THEREFOR FROM VARIOUS SOURCES[*Public Hearing & Final Adoption*]

Open to the Public Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

Closed to the Public

Adoption Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ORDINANCE 2026-07

BOND ORDINANCE APPROPRIATING \$610,000, AND
AUTHORIZING THE ISSUANCE OF \$379,430 BONDS OR NOTES
OF THE TOWNSHIP, FOR VARIOUS IMPROVEMENTS OR
PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE
TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW
JERSEY[*Public Hearing & Final Adoption*]

Open to the Public Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

Closed to the Public

Adoption Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

NEW BUSINESS:

ORDINANCE INTRODUCTION & FIRST READING

ORDINANCE 2026-08

AN ORDINANCE OF THE TOWNSHIP OF STILLWATER COUNTY
OF SUSSEX, STATE OF NEW JERSEY, AMENDING
SUPPLEMENTING AND REVISING ORDINANCE § 240-134
ENTITLED “CANNABIS”[*Public Hearing & Final Adoption May 19,
2026*]

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

RESOLUTION 2026-071

RESOLUTION AUTHORIZING THE SUBMITTAL OF A SUSSEX
COUNTY TRAILS GRANT APPLICATION

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

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, one (1) second, and one (1) vote.
There will be no separate discussion of any of these items unless a Committee member requests the same, in which case
the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

***MINUTES:** April 7, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE**

- 1. Local Finance Notice 2026-09
- 2. Stillwater Planning Board February 18, 2026 Meeting Minutes

STILLWATER TOWNSHIP
MEETING AGENDA

APRIL 21, 2026

- 3. Stillwater CERT February 25, 2026 Meeting Minutes
- 4. Stillwater Recreation Commission March 2, 2026 Meeting Minutes

***REPORTS:**

- 1. Community Center Receipt Report – March 2026
- 2. Recreation Commission Report – March 2026
- 3. Board of Health Receipts –March 2026
- 4. Vacant/Abandoned Property Registration Report – March 2026
- 5. Convenience Center Report – March 2026
- 6. Registrar Report – March 2026
- 7. Certified Copies Report – March 2026
- 8. ACO Report – March 2026
- 9. Landlord Registration Fees- March 2026
- 10. DPW Monthly Report- March 2026
- 11. Tax Collector’s Report- March 2026
- 12. Office of Construction Official Report- March 2026
- 13. Zoning Officer’s Report- March 2026
- 14. Campground License Report- March 2026

***RESOLUTIONS: None**

APPROVAL OF THE CONSENT AGENDA

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

DISCUSSION ITEMS:

- 1. IT Services

OPEN PUBLIC SESSION (any subject – 5-minute limit)

PUBLIC SESSION CLOSED

ATTORNEY’S REPORT

BILLS LIST #7 \$ 140,786.44

RESOLUTION 2026-072 Authorizing Payment of Bills

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ADJOURNMENT

Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2026-05

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE
OF REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS
PURSUANT TO N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Township of Stillwater is the owner of certain real property set forth in Schedule "A", which properties are not needed or required for municipal use; and,

WHEREAS, the lots are less than the minimum size required for development under the municipal ordinance and is without capital improvements; and,

WHEREAS, the Township Committee deems it in the best interest of the Township of Stillwater to sell the properties to owners of each contiguous property in accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and,

WHEREAS, the sale shall be conducted as an auction limited to contiguous property owners to be held at the Township of Stillwater Municipal Building, 964 Stillwater Road, Newton, New Jersey 07860 on May 13, 2026, at 10:00 am or such adjourned date as may be determined by the Stillwater Township Committee; and

NOW, THEREFORE, BE IT ORDAINED by the Stillwater Township Committee as follows:

1. The Township of Stillwater shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, the properties listed on Schedule "A" to the contiguous property owners. Schedule "A" also contains the minimum sale price for each property. The sale is limited to contiguous property owners, and the sale is conditioned upon the property being sold merging with the contiguous property owner's existing property. The properties being sold are less than the minimum size required for development under the municipal zoning ordinance and are without any capital improvement and shall be merged with the purchaser's contiguous lot. The Township Committee reserves the right, in its discretion, to reject all bids for each property for any reason, including but not limited to, in the event that the minimum sale price for such property is not met.

2. Upon final passage of this Ordinance, the sale shall take place on May 13, 2026 at 10:00am at the Stillwater Township Municipal Building, 964 Stillwater Road, Newton, New Jersey, subject to receiving no higher bid for said parcels, after offering same to the highest bidder, at said time and place.

3. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stillwater Township Municipal Building. Notice of adoption of this Ordinance shall be made in the official Township newspaper within five (5) calendar days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Township of Stillwater

newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) calendar days prior to the sale date.

4. The property shall be sold subject to the following terms and conditions:

(a) The property is sold "as is". No representations of any kind are made by the Township as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder who is the owner of a contiguous property, which property shall merge with the property being sold, and become part of the contiguous property owned by the successful bidder.

(c) The Township does not warrant or certify title to the property and in no event shall the Township of Stillwater be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(d) Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(e) The highest bidder shall deposit with the Township cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township of Stillwater will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(f) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$275 for the legal services incurred by the Township; (2) the Township of Stillwater's advertising and the actual recording fees within thirty (30) calendar days after the date the Council adopts a resolution confirming the winning bid(s); and (3) realty transfer fees, if any. The balance shall be paid by certified funds. In addition, the Purchaser shall provide the Township Attorney with a copy of the deed for their existing property and their title insurance policy within seven (7) calendar days of their being notified that they are the successful bidder of the sale. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Township Attorney and, after execution by the Township Officials, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township Attorneys beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and

closing statement shall be billed at the rate charged by the Township Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

(g) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Township of Stillwater and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

(h) The property will be sold, subject to the current year taxes, prorated from the date of sale.

(i) The Township Committee reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(j) All bidders currently owing property within the Township must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(k) This same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Township of Stillwater.

(m) No employee, agent or officer of the Township of Stillwater has any authority to waive, modify or amend any of the conditions of sale.

(n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(o) The failure of the purchaser to close on title within the time provided for in Subsection 4(f) of this Ordinance shall constitute a breach of this Ordinance unless the Township agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within the dates provided for in Subsection 4(f) or such date as may be extended by the Township, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit as provided for in Subsection 4(c) of this Ordinance.

(p) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the

existing assessments with regard to other properties.

- (q) The sale shall be subject to final approval by the Township Committee.

Potential Bidders are advised:

- (1) To conduct all necessary title searches prior to the date of sale.
- (2) No representations of any kind are made by the Township of Stillwater as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".
- (3) The Property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.
- (4) The highest bidder for the Property shall have the right, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Township of Stillwater, the Township of Stillwater shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Township of Stillwater not less than one week prior to the date set for closing of title.

Additional Terms the Successful Bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
- (2) That the failure to close title as agreed shall forfeit to the Township of Stillwater any and all money deposited with the Township.

5. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

6. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

This Ordinance shall take effect upon final adoption of publication as may be required by law.

TOWNSHIP COMMITTEE

STILLWATER TOWNSHIP

ATTEST:

Valerie Ingles, Township Clerk

Vera Rumsey, Mayor

Introduced: April 7, 2026

Adopted: April 21, 2026

SCHEDULE A

Block	Lot	Property Location	Land Desc	Minimum Sale Price
201	11	Timber LN	1.46 AC	\$1,250
201	19	Gate CT	75 x 107 AV	\$500
203	6	Palmetto TR	0.76 AC	\$750
203	17	Palmetto Tr	83 x 135 AV	\$500
203	19	Palmetto Tr	150 x 120 AV	\$500
301	18	Maple Path	75 x 100 AV	\$500
305	1	Fir Ct	160 x 236 AV	\$500
305	6	Fir Ct	145x115 AV	\$500
305	21	Tulip Tr	75 x 100 AV	\$500
305	24	Tulip Tr	75 x 100 AV	\$500
305	26	Tulip Tr	75 x 100 AV	\$500
305	35	Tulip Tr	75 x 100 AV	\$500
305	40	Tulip Tr	0.22 ACS	\$500
308	2	Tulip Tr	1.36 ACS	\$1,000
308	14	Tupelo Path	75 x 100 AV	\$500
310	6	Tupelo Path	75 x 100 AV	\$500
310	7	Tupelo Path	1.20 ACS	\$1,000
401	1	Poppy Tr	0.2973 AC	\$500
401	5	Laurel Dr	75 x 100 AV	\$500
404	1	Clover Dr	0.59 AC	\$500
407	9	Azalea Path	0.77 AC	\$750
408	8	Jasmine Ln	300 x 100 AV	\$500
408	13	Jasmine Ln	75 x 100 AV	\$500
410	4	So Beach Tr	75 x 100 AV	\$500
415	6	Iris Cl	0.64 AC	\$500
415	20	Iris Cl	1.00 AC	\$1,000
501	26	Lower Lake E	105 x 80 AV	\$500
502	11	Curving Ln	88 x 100 AV	\$500
503	15	Winding Way	75 x 100 AV	\$500
504	21	Winding Way	100 x 125 AV	\$500
505	6	Holly Path	1.077 ACS	\$1,000
505	15	Curving Ct	92 x 130 AV	\$500
505	18	Curving Ct	110 x 112 Irreg	\$500
508	11	Curving Ln	75 x 100 AV	\$500
901	12	1014 Owassa Rd	1.10 ACS	\$1,000

902	16	Owassa Rd	50 x 100 AV	\$500
903	7	Plymouth Lake Dr E	50 x 330 AV	\$500
903	35	Shore Dr	50 x 118 AV	\$500
903	38	Shore Dr	100 x 110 AV	\$500
1101	42	Upper Dr	1.27 AC	\$1,000
1102	3	963 Owassa Rd	50 x 200 AV	\$500
1201	2	Plymouth Lake Dr E	150 x 313 AV	\$1,000
1201	4	918 Plymouth Lake Dr E	50 x 297 AV	\$500
1201	49	Owassa Rd	50 x 140 AV	\$500
1201	51	Owassa Rd	198 x 215 AV	\$750
1201	58	Owassa Rd	60 x 117 AV	\$500
1401	6	Fairview Lake Rd	50 x 100 AV	\$500
1501	26	Possum Hill Rd	60 x 200 AV	\$500
1701	1	Sprout Hill Rd	1.00 AC	\$1,000
1901	4	Anne Rd	104 x 254 AV	\$500
1901	8	Anne Rd	1.324 AC	\$1,000
1901	15	Anne Rd	0.9357 AC	\$750
2102	5	Off Rt 521	60 x 184 AV	\$500
2501	63	Fairview Lake Ln	50 x 150 AV	\$500
3004	2	Schoolhouse Ln	100 x 100 AV	\$500
3806	1	So Shore Terr	0.72 AC	\$500
3902	5	Cedar Dr	90 x 155 AV	\$500
3902	8	Cedar Dr	89 x 161 AV	\$500
4001	4	Edgewood Dr	0.3158 AC	\$500
4003	10	East End Rd	0.6560 AC	\$500
4004	18	East End Rd	600 x 100 AV	\$1,000
4101	5	Ridge Rd	120 x 162 AV	\$500
4202	8	Edgewood Dr	10 x 123 AV	\$500
4209	9	Cedar Dr	144 x 150 AV	\$500
4301	3	Walnut Dr	90 x 147 AV	\$500
4302	1	West End Dr	175 x 140 AV	\$500
4407	4	Walnut Dr W	70 x 55 AV	\$500

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

ORDINANCE 2026-06

**ORDINANCE PROVIDING FOR VARIOUS
IMPROVEMENTS OR PURPOSES TO BE
UNDERTAKEN BY THE TOWNSHIP OF STILLWATER,
IN THE COUNTY OF SUSSEX, NEW JERSEY, AND
APPROPRIATING \$453,900 THEREFOR FROM
VARIOUS SOURCES.**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS
FOLLOWS:**

Section 1. The improvements or purposes described in Section 2 of this ordinance are hereby authorized as general improvements to be made or acquired by The Township of Stillwater, in the County of Sussex, New Jersey, and there is hereby appropriated therefor the sum of \$453,900 to the extent (a) \$28,000 from the Asphalt Overlay Reserve, (b) \$212,275 from Capital Fund Balance, (c) \$14,400 from the DPW Equipment Reserve, (d) \$28,500 from the Reserve for Municipal Assets, (e) \$10,000 from the Reserve for Parks Projects and (f) \$160,725 from the proceeds of an NJDOT grant.

Section 2. The improvements hereby authorized and the purposes for the financing of which the appropriation is made as provided in Section 1 of this ordinance including, without limitation, the following: (a) the acquisition by purchase and installation, as necessary, of new and additional equipment including a bed salter and blower for use by the Department of Public Works of the Township, turnout gear and mobile radios for use by the Fire Department of the Township, playground equipment for use at Stillwater Park, turnout gear and mobile radios for use by the Fire Department of the Township and a copy machine for use by various Township

departments, (b) the resurfacing of Mt. Benevolence Road and various other roads in the Township, (c) the upgrade and renovation of Township facilities including the Community Center door and the Municipal Building Meeting Room doors, together with for all the aforeaid all structures, equipment, site work, work, materials, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Township Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, RMC/CMR
Township Clerk

Vera Rumsey, Mayor

DATED: Introduced: April 7, 2026
Adopted: April 21, 2026

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

ORDINANCE 2026-07

BOND ORDINANCE APPROPRIATING \$610,000, AND AUTHORIZING THE ISSUANCE OF \$379,430 BONDS OR NOTES OF THE TOWNSHIP, FOR VARIOUS IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized as general improvements to be made or acquired by The Township of Stillwater, in the County of Sussex, New Jersey. For the said several improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefor and amounting in the aggregate to \$610,000 including the aggregate sum of \$230,570 as the several down payments for said improvements or purposes required by law and more particularly described in said Section 3 and now available therefor (to the extent of \$110,000 from the Capital Improvement Fund, \$19,970 from Capital Fund Balance, \$60,600 from the Reserve for DPW Equipment and \$40,000 from the Reserve for Oil and Stone).

Section 2. For the financing of said improvements or purposes and to meet the part of said \$610,000 appropriations not provided for by application hereunder of said down payments, negotiable bonds of the Township are hereby authorized to be issued in the principal

amount of \$379,430 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Township in a principal amount not exceeding \$379,430 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvements hereby authorized and the several purposes for the financing of which said obligations are to be issued, the appropriation made for and estimated cost of each such purpose, and the estimated maximum amount of bonds or notes to be issued for each such purpose, are respectively as follows:

<u>IMPROVEMENT OR PURPOSE</u>	<u>APPROPRIATION AND ESTIMATED COST</u>	<u>ESTIMATED MAXIMUM AMOUNT OF BONDS AND NOTES</u>
(a) Acquisition, by purchase, of new and additional vehicular equipment for use by the Department of Public Works of the Township, including two (2) dump trucks (such trucks weighing at least 15,000 pounds), together with all appurtenances, apparatus and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved, the \$325,000 appropriation hereby made therefor being inclusive of the amounts of \$30,000 from the Capital Improvement Fund, \$11,720 from Capital Fund Balance and \$60,600 from the Reserve for DPW Equipment	\$325,000	\$222,680
(b) Improvement of various roads and locations in and by the Township by the construction or reconstruction therein of a roadway pavement at least equal in useful life or durability to a roadway pavement of Class B construction (as used or referred to in Section 40A:2-22 of said Local Bond Law), together with all sidewalks, curbing, structures, appurtenances, milling, drainage improvements, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved, the \$185,000 appropriation hereby made therefor being inclusive of the amounts of \$40,000 from the Reserve for Oil and Stone, \$40,000 from the Capital Improvement Fund and \$5,250 from Capital Fund Balance	185,000	99,750

(c) Improvement of municipally-owned facilities in and by the Township including the DPW Garage by the installation of new fuel tanks and pumps, together with all structures, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved, the \$100,000 appropriation hereby made therefor being inclusive of the amounts of \$40,000 from the Capital Improvement Fund and \$3,000 from Capital Fund Balance

	<u>100,000</u>	<u>57,000</u>
Totals	<u>\$610,000</u>	<u>\$379,430</u>

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the said down payment for said purpose.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purposes described in Section 3 of this bond ordinance are not current expenses and each is a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes within the limitations of said Local Bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 10.75 years.

(c) The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Township Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the

gross debt of the Township as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$379,430, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) Amounts not exceeding \$60,000 in the aggregate for interest on said obligations, costs of issuing said obligations, engineering costs and other items of expense listed in and permitted under Section 40A:2-20 of said Local Bond Law may be included as part of the costs of said improvements and are included in the foregoing estimate thereof.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer, the acting chief financial officer or the treasurer (the "Chief Financial Officer"), provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Township at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Township Clerk and are available for public inspection.

Section 8. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, RMC/CMR
Township Clerk

Vera Rumsey, Mayor

DATED: Introduced: April 7, 2026
Adopted: April 21, 2026

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, STATE OF NEW JERSEY**

ORDINANCE 2026- 08

**AN ORDINANCE OF THE TOWNSHIP OF STILLWATER,
COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING
SUPPLEMENTING AND REVISING ORDINANCE § 240-134
ENTITLED "CANNABIS"**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Stillwater, Sussex County, State of New Jersey that Ordinance 2021-06 and Township Code Chapter 240-134, entitled " Cannabis" are hereby amended, revised and supplemented as follows:

SECTION 1.

§ 240-134 Cannabis.

In accordance with the provisions of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMMA"), N.J.S.A. 24:6I-32 et. seq., the provisions of The Jake Honig Compassionate Use Medical Cannabis Act ("CUMCA"), P.L. 2009, c. 307 (approved January 18, 2010), amended by P.L. 2019, c. 153 (approved July 2, 2019), N.J.S.A. 24:6I-1 et. seq., and the regulations promulgated by the Cannabis Regulatory Commission ("CRC"), the Township of Stillwater hereby establishes the procedures to regulate the establishment and operation of cannabis businesses in the Township of Stillwater and to specify the conditions and limitations applicable thereto.

§ 240-135 Definitions

CANNABIS

All parts of the plant *Cannabis sativa* L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16, for use in Cannabis products as set forth in the Act, but shall not include the weight of any other ingredient combined with Cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include medical cannabis dispensed to registered qualifying patients, pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act," P.L. 2009, c. 307 (N.J.S.A. 24:6I-1 et. seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et. seq.); marijuana as defined in N.J.S.A. 2C:35-2 and applied to any offense set forth in Chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L. 2001, c. 114 (N.J.S.A. 2C:35B-1 et. seq.), or marijuana, as defined in Section 2 of P.L. 1970, c. 226 (N.J.S.A. 24:21-2) and applied to any offense set forth in the "New Jersey Controlled Dangerous Substances Act," P.L. 1970, c. 226 (N.J.S.A. 24:21-1 et. seq.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the "New Jersey Hemp Farming Act," P.L. 2019, c. 238 (N.J.S.A. 4:28-6 et. seq.).

CANNABIS CULTIVATOR

Any licensed business or entity that grows, cultivates, or produces Cannabis in this State and sells, and may transport, this Cannabis to other Cannabis Cultivators, or usable Cannabis to Cannabis manufacturers, Cannabis wholesalers, or Cannabis retailers, but not to consumers. This person or entity shall hold a Class 1 Cannabis Cultivator license.

CANNABIS DELIVERY

Any licensed business or entity involved in providing courier services for consumer purchases that are fulfilled by a licensed Cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the Cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

CANNABIS ESTABLISHMENT

A Cannabis Cultivator or a Cannabis manufacturer.

CANNABIS MANUFACTURER

Any licensed business or entity that processes Cannabis items in this state by purchasing or otherwise obtaining usable Cannabis, manufacturing, preparing and packaging Cannabis items, and selling, and optionally transporting, these items to other Cannabis manufacturers, Cannabis wholesalers, or Cannabis retailers, but not to consumers. This person or entity shall hold a Class 2 Cannabis manufacturer license.

MICROBUSINESS

A person or entity licensed by the Cannabis Regulatory Commission as a Cannabis Cultivator, Cannabis manufacturer, Cannabis wholesaler, Cannabis distributor, Cannabis retailer, or Cannabis delivery service that may only, with respect to its business operations, and capacity and quantity of product:

- A. Employ no more than ten (10) employees;
- B. Operate a Cannabis establishment occupying an area of no more than 2,500 square feet, and, in the case of a Cannabis (grower) Cultivator, grow Cannabis on an area no more than 2,500 square feet measured on a horizontal plane and grow above that plane not higher than twenty four (24) feet;
- C. Possess no more than 1,000 Cannabis plants each month, except that a Cannabis distributor's possession of Cannabis plants for transportation shall not be subject to this limit;
- D. Acquire and process each month, in the case of a Cannabis manufacturer, no more than 1,000 pounds of usable Cannabis;

- E. Acquire for resale each month, in the case of a Cannabis wholesaler, no more than 1,000 pounds of usable Cannabis, or the equivalent amount in any form of manufactured Cannabis product or Cannabis resin, or any combination thereof; and
- F. Acquire for retail sale each month, in the case of a Cannabis retailer, no more than 1,000 pounds of usable Cannabis, or the equivalent amount in any form of manufactured Cannabis product or Cannabis resin, or any combination thereof.

§ 240-136 Cannabis application and license review fee.

Any person applying to be permitted to operate a Cannabis Cultivator or Cannabis Manufacturer business under the laws of the State of New Jersey and Township Code of the Township of Stillwater, County of Sussex, State of New Jersey, shall pay an annual fee of \$5,000 to have the Township and its professionals review the application and licensing annually in order to operate the said Cannabis business in the Township of Stillwater. Said annual fee shall apply to the Cannabis Cultivator and Cannabis Manufacturer classes of licenses permitted in the Township of Stillwater. This fee is payable annually and shall not be prorated.

§ 240-137 Recreational Cannabis tax.

- A. A transfer tax on the sale of recreational Cannabis and Cannabis items is hereby established on the following transactions:
 - (1) Sale of Cannabis by a Cannabis Cultivator to another Cannabis Cultivator;
 - (2) Sale of Cannabis items from one (1) Cannabis establishment to another Cannabis establishment; and/or,
 - (3) Any combination thereof.
- B. The following transfer tax rates shall apply to all sales of recreational Cannabis and Cannabis items:
 - (1) Two percent (2.0%) of the receipts from each sale by a Cannabis Cultivator;
 - (2) Two percent (2.0%) of the receipts from each sale by a Cannabis Manufacturer;
- C. A user tax on any concurrent license holder operating more than one (1) Cannabis establishment is imposed on the value of each transfer or use of Cannabis or Cannabis items not otherwise subject to the transfer tax imposed pursuant to Subsection B above of this section, from the license holder's establishment that is located in the Township of Stillwater to any of the other license holder's establishments, whether located in this Township of Stillwater or another municipality.
- D. The following user tax rates shall apply to all transfers by a concurrent license holder of Cannabis items to any of the other license holder's establishments:

- (1) Two percent (2.0%) on the value of each transfer or use of Cannabis or Cannabis items not otherwise subject to the transfer tax imposed pursuant to Subsection C above of this section by a Cannabis Cultivator;
- (2) Two percent (2.0%) on the value of each transfer or use of Cannabis or Cannabis items not otherwise subject to the transfer tax imposed pursuant to Subsection C above of this section by a Cannabis manufacturer;
- (3) This section shall be interpreted and administered in accordance with N.J.S.A. 40:48I-1, as the same may be amended, revised, and/or supplemented from time to time.

§ 240-138 Cannabis Cultivator or Cannabis Manufacturer As Conditional Use.

A. Cannabis Cultivator or Cannabis Manufacturer as a Conditional Use.

Cannabis Cultivator and Cannabis Manufacturer businesses shall be permitted in the zones designated herein as a conditional use, and subject to the requirements set forth herein. All Cannabis Cultivator and Cannabis Manufacturer businesses shall be required to submit a site plan application to the Township of Stillwater Planning Board for concept review in order to be permitted as a conditional use. All other Cannabis businesses are not permitted in the Township of Stillwater and no variance, permit or license shall be issued by any Township official for Cannabis wholesaler, distributor, retailer or delivery service, provided, however, that Cannabis delivery services established in other municipalities may operate within the Township of Stillwater as permitted by law.

§ 240-139 Number of Licenses

- A. There shall be one (1) Class One license for a Cannabis Cultivator.
- B. There shall be one (1) Class Two license for a Cannabis Manufacturer.
- C. There shall be no other classes of cannabis license permitted in the Township of Stillwater, except as per Section 240-138 of the Stillwater Township Code.

§ 240-140 Cannabis Cultivator or Manufacturer.

A. A Cannabis Cultivator or Cannabis Manufacturer shall meet the following conditions and standards when permitted as a conditional use in all zones, except the C Commercial Zone, CR Commercial Recreation Zone and RC Recreation Conservation Zone:

- (1) Location. Facilities shall be at least five hundred (500) feet from the property line of a school, church or state-licensed child-care or day-care facility, measured from the point of public entry of the Cannabis Cultivator or Cannabis Manufacturer facility to the nearest property line of such church, school, childcare facility or day care facility, parking lots included.
- (2) Building facilities shall be at least one hundred (100) feet from the property line of the nearest residential property, measured from the point of public entry of the Cannabis

Cultivator or Cannabis Manufacturer facility to the nearest property line of such residential property, parking lots included.

(3) Building facilities shall be at least fifty (50) feet from the property line of the nearest commercial property, measured from the point of public entry of the Cannabis Cultivator or Cannabis Manufacturer facility to the nearest property line of such commercial property, parking lots included.

(4) Buildings.

A. All facilities, where applicable, shall be enclosed in heated and air-conditioned permanent buildings, not hoop houses or greenhouses.

B. However, outdoor cultivation may occur in a full greenhouse with rigid walls and/or a partial greenhouse and/or a hoop house and/or another non-rigid structure and/or an expanse of open or cleared ground fully enclosed by a physical barrier.

C. If an outdoor grow area exists, it shall be situated in such a manner that the greatest possible and achievable level of privacy and security exists and is provided.

D. (1) Any property which contains an outdoor grow area and the outdoor grow area itself shall each be securely surrounded by fencing of at least eight (8) feet in height and locked gates securing the entire perimeter of the outdoor grow site and constructed, where applicable, in accordance with the Uniform Construction Code and Township Code. The objective of such fencing and locked gates shall be to prevent access to the outdoor grow area by any and all unauthorized persons.

(2) Furthermore, the fencing shall be constructed of metal links and/or another similarly secured material and shall measure at least eight (8) feet from ground to the top of the fence. All fencing support posts must be securely anchored into concrete pads.

(3) All locks in all gates shall be commercial grade, non-residential door locks.

E. Any outdoor and indoor grow area shall be protected by a security alarm system and twenty-four (24) hour/ seven (7) days a week video surveillance system that is continuously monitored and capable of detecting, amongst other things, power loss, pursuant to N.J.A.C. 17:30-9.10, to ensure surveillance of the entire perimeter of the outdoor and indoor grow area and overall portions of the security fencing and all gates.

(5) Signage. Signs shall be limited to location identification and name of business. Signage shall not promote consumption of any Cannabis products.

- (6) Safety and Security Plan Approval. When seeking site plan approval, the Applicant shall submit a safety and security plan and emergency services access plan.
- (7) Odor control. The facility shall provide an air treatment system with sufficient odor-absorbing ventilation and exhaust systems such that any odor generated inside the facility and outside the facility shall not be detectable by a person of reasonable sensitivity at the property line of the subject property. Any and all odor control devices, needs, and systems shall be paid for by the facility owner and/or the facility tenant and shall not be the financial responsibility of the Township. Odor from the facility shall be monitored, on an annual basis, at the discretion of the Township by a licensed, qualified contractor chosen by the Township and paid for by the facility owner, and/or the facility tenant, and shall not be the financial responsibility of the Town.
- (8) A. Hours of operation. Hours of operations for a Cannabis Cultivator or Cannabis Manufacturer shall be from 9:00 a.m. to 9:00 p.m., Monday through Sunday.
 - B. There shall be controlled after-hours access solely for the purpose of maintenance/ plant wellbeing for the Cannabis Cultivator to prevent the loss of potential and/or entire crop.
 - C. The Cannabis Manufacturer shall be allowed controlled after hours access solely for the purpose of maintenance and emergencies. In addition, afterhours access to meet production deadlines can only occur as to indoor facilities only.
 - D. There shall be no direct sales to the public from the applicable property.
 - E. All access to the site proper shall be controlled with, at bare minimum, on-site video monitoring.

NOW, THEREFORE, BE IT FURTHER ORDAINED as follows:

- (1) All ordinances or parts of ordinances which are inconsistent with this Ordinance shall be repealed as to the inconsistencies only.
- (2) This Ordinance shall take effect immediately after passage and publication of this Ordinance in accordance with the law.

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST: _____
Valerie Ingles, RMC/CMR, Township Clerk

Vera Rumsey, Mayor

DATED: Introduced: April 21, 2026
 Adopted: _____, 2026

TOWNSHIP OF STILLWATER

CANNABIS LICENSE APPLICATION

Applications will be received by the Township of Stillwater on a rolling basis. The Township will begin reviewing completed applications within twenty (20) calendar days within the receipt of a completed application.

Applications are to be delivered, in person, to the Township of Stillwater at the offices of the Township Clerk, c/o Valerie Ingles, RMC, CMR, Township Clerk, 964 Stillwater Road, Township of Stillwater, NJ 07860.

Applicants shall submit an original and one (1) paper copy of the application, as well as a digital copy on a flash drive, if possible. The application shall be in a sealed envelope, clearly marked on the outside with the words "Township of Stillwater Cannabis License Application" and the name and address of the applicant. Applicants shall not use plastic covers or sheets for their applications. Binders are also discouraged. Applicant shall submit a copy of its licensing or conditional licensing application to the State of New Jersey in its Cannabis application to the Township.

Applicants shall include a check, made payable to the Township of Stillwater, for the appropriate application fee amount listed in Item 22 of the application form. Applicants shall assume full responsibility for the delivery of their application to the offices of the Municipal Clerk.

This license application is subject to the provisions and exceptions set forth in the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 *et. seq.* and, as such, the application is considered public information. Submission of the application constitutes a waiver of liability for any damages that may result to the Applicant from any legally required disclosure or publication in any manner, other than a willfully unlawful disclosure or publication of any information acquired during the licensing process.

A license application shall be deemed incomplete and shall not be processed until all documents and application fees are submitted. Once the Township of Stillwater has determined the application is complete, it will notify the Applicant.

The Township of Stillwater Township Committee may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State law, based on an evaluation of the benefits to the Township of Stillwater.

1. Date of Application:

2. Applicant Information:

- Legal name of person or business registered to do business in the State of New Jersey:
- Primary Mailing Address:
 - Site Location:

- Email:
- Phone:
- Website (if any):
- Name of primary contact for the business:
 - Title:
 - Primary Address:
 - Email:
 - Phone:
 - Trade name, alternate name or “doing business as” name of cannabis establishment:

3. Applicant must provide:

- New Jersey Business Registration Certificate
- Federal Tax Identification Number
- State Tax Identification Number
- Department of Treasury Certification:
 - qualified minority-owned business enterprise (if and where applicable)
 - qualified woman-owned business enterprise (if and where applicable)
 - qualified disabled veteran owned business enterprise (if and where applicable)

4. Does the Applicant operate an Alternative Treatment Center in Township of Stillwater?

- Yes - If yes, what is the name and address of the Alternative Treatment Center?
- No

5. Applicant Business Structure:

Attach proof of business structure such as articles of incorporation, by-laws, partnership agreements, and other documentation that supports the structure.

- Corporation
- Partnership

Limited Partnership

Individual

Other (Describe)

6. Business Ownership

Provide a complete list of every person with over ten (10%) percent interest in the proposed cannabis business including the full name, title within the entity, date owner acquired interest in entity, the percentage of ownership interest, and financial interest in any other cannabis business. If an owner meets the criteria for social equity, minority, woman, disabled veteran and/or micro-business owner (see section M, N, and O), indicate with a Yes.

	Person#1	Person #2	Person #3	Person #4
Name				
Title				
Date Ownership Acquired				
Percentage (%) of Ownership				
Financial Interest in Another Cannabis Establishment				
Social Equity Business Owner				
Minority Business Owner				
Woman Business Owner				
Disabled Veteran Business Owner				
Micro-business Owner				

If any person above is listed as having an interest in another cannabis establishment, provide further information:

	#1	#2	#3	#4
Name				
Title				
Other Cannabis Establishment				
Date Ownership Acquired				
Percentage (%) of Ownership				
Financial Interest in Applicant's Cannabis Establishment				

7. Has any person above had any cannabis license or permit revoked for a violation affecting public safety in New Jersey or a subdivision in the State within the preceding five (5) years?

Yes - If yes, provide further information.

No

8. Type of Municipal Cannabis License Requested:

Class I Cultivator

Class II Manufacturer

9. Has the Applicant secured a New Jersey cannabis license as of the date of this application?

Yes – If yes, provide a copy of the state cannabis license.

No - If no, what is the status of the Applicant's State cannabis license application?

10. Address of Proposed Township of Stillwater Cannabis Establishment:

Provide proof that the Applicant has or will have lawful possession of the proposed premises with a deed, lease, real estate contract contingent on successful licensing or a binding letter of intent from the owner of the premises contingent on successful licensing.

If property is leased, provide the name, address, email address and phone number for property owner or owner's agent.

Proof that the proposed location is no closer than five hundred (500) feet from the property line of a school or State licensed day care, one hundred (100) feet from the property line of the nearest residential property and at least fifty (50) feet from the property line of the nearest commercial property.

11. Has the Applicant secured Land Use Board review and approval affirming the proposed cannabis establishment is acceptable at the location above?

Yes - If yes, provide a copy of the approval.

No - If no, what is the status of the Land Use Board review.

12. Has the Applicant secured Zoning approval by a letter or affidavit from appropriate Township of Stillwater officials that the location will conform to municipal zoning requirements allowing for activities related to the operations of the particular proposed Cannabis business at the location above?

Yes - If yes, provide a copy of the approval.

No - If no, what is the status of the approval letter or affidavit.

13. Has the Applicant secured proof of local support and/or the Resolution adopted by the Township of Stillwater Township Committee for local support/preference?

Yes - If yes, provide a copy of the proof or Resolution.

No - If no, what is the status of the proof or Resolution.

14. Evaluation Criteria:

The following are to be answered in paragraph form in an attached document, using the number that corresponds to each criterion. Responses are to be word limited as indicated below.

1. Describe qualifications and experience of the Applicants/Owners in operating in highly regulated industries in New Jersey or another state, including cannabis, healthcare, pharmaceutical manufacturing, and retail pharmacies. (Response not to exceed 2,500 words)

2. Describe plans for the storage of products, physical security, video surveillance, security personnel, and visitor management. (Response not to exceed 2,500 words)

❖ Areas to consider:

- inventory control
- delivery and shipping procedures
- on-site security guards and their responsibilities
- general description of security cameras and alarms
- estimated number of customers/visitors per day
- customer/visitor check in procedures and access to sales area
- off-street parking arrangements for employees and customers/visitors
- procedures and training for all fire and medical emergencies and hazardous situations
- sample of signage that it is illegal to sell to anyone 21 years and under and that the store will check ID upon purchase
- procedure for handling a customer exhibiting alcohol and/or substance abuse

3. Describe experience as a responsible employer or a commitment to being a responsible employer. Examples are providing employee health care insurance, providing paid family leave and/or paying a New Jersey approved minimum wage. If the Applicant is a party to a collective bargaining agreement for at least one (1) year prior to the Township of Stillwater application, the Applicant will receive evaluation points and no further response is needed. (Response not to exceed 1,500 words)

4. Provide a written commitment and describe the recruitment and hiring procedures to be used to employ, preferably County of Sussex/Hardwick Township residents in at least fifty (50%) percent of full-time equivalent positions. (Response not to exceed 1,000 words)

5. Describe environmental impact and sustainability plan. (not to exceed 1,000 words)

❖ Areas to consider:

- management of solid waste and recyclable materials
- incorporation of environmentally sustainable business practices such as solar installations, energy efficient products and operations, electric, or hybrid

vehicles

- exhaust and ventilation systems to prevent odors from operations to be detected beyond the licensed premises
 - use, storage, and disposal of any gases or chemicals used in operations
6. Describe ties to the host community, demonstrated by at least one (1) owner's proof of residency in Township of Stillwater for five (5) or more years or at least one (1) owner's continuous ownership of a business based in Township of Stillwater for five (5) or more years in the past ten (10) years.
- Provide deed and/or lease of home or business location with indication of how many years in Township of Stillwater either resided or owned a business or both.
7. Describe proposal to provide community benefits (Response not to exceed 3,000 words)
- ❖ Areas to consider:
 - Financial and in-kind contributions to Township of Stillwater's drug and alcohol prevention programs, social work and mental health intervention initiatives, and other health related activities
 - Financial and in-kind contributions to community, civic, cultural, and business associations/organizations
 - Education programs for various populations on topics such as securing a medical cannabis card, expunging cannabis criminal records, and engaging in an employment transition through a re-entry program

15. Is the Applicant a Social Equity Business under N.J.A.C. 17:30-6.6, meeting one of the following criteria?

- a. More than fifty (50%) percent of the ownership interest of the license applicant or license holder is held by one or more persons that demonstrate one of the following criteria:
- i. At the time the initial application is submitted, have lived in an economically disadvantaged area for five (5) of the ten (10) preceding years; and,
 - ii. Are, at the time the initial application is submitted and based on the preceding year's income, a member of a household that has a total household income that is eighty (80%) percent or less of the average median household income in the State, as determined annually by the U.S. Census Bureau; or,
- b. More than fifty (50%) percent of the ownership interest of the license applicant or license holder is held by one or more persons who are eligible to be pronounced

rehabilitated in accordance with N.J.A.C. 17:30-7.12(e), if necessary, and have been adjudicated delinquent for, or convicted of, whether expunged or not, in this State, another state, or the Federal government:

- i. At least two (2) marijuana- or hashish-related disorderly persons offenses; or,
- ii. At least one (1) marijuana- or hashish-related indictable offense.

Yes - If yes, provide documentation.

c. No to either subsection.

16. Is the Applicant a certified Diversely Owned Business, pursuant to the criteria in N.J.A.C. 17:30-6.4?

- a. A minority business pursuant to N.J.S.A. 52:27H-21.18 et seq.;
- b. A women's business pursuant to N.J.S.A. 52:27H-21.18 et seq.;
- c. A disabled-veterans' business, as defined in N.J.S.A. 52:32-31.2; or,
- d. Any combination of (a) through (c) above

Yes - If yes, provide documentation.

e. No to all.

17. Is the Applicant a Microbusiness under P.L.2021, c.16 (C.24:6I-31 et seq.)?

- a. Employs no more than ten (10) employees;
- b. Operates a cannabis establishment occupying an area of no more than 2,500 square feet, and in the case of a cannabis cultivator, grow cannabis on an area no more than 2,500 square feet measured on a horizontal plane and grow above that plane not higher than 24 feet;
- c. Possesses no more than 1,000 cannabis plants each month, except that a cannabis distributor's possession of cannabis plants for transportation shall not be subject to this limit;
- d. Acquires each month, in the case of a cannabis manufacturer, no more than 1,000 pounds of usable cannabis;
- e. Acquires for resale each month, in the case of a cannabis wholesaler, no more than 1,000 pounds of usable cannabis, or the equivalent amount in any form of manufactured cannabis product or cannabis resin, or any combination thereof; and
- f. Acquires for retail sale each month, in the case of a cannabis retailer, no more than

1,000 pounds of usable cannabis, or the equivalent amount in any form of manufactured cannabis product or cannabis resin, or any combination thereof.

Yes - If yes, provide documentation or certification that Applicant meets the criteria.

g.

No to all.

18. Proposed Hours of Operation (Township of Stillwater Ordinance permits hours no earlier than 9:00am or later than 9:00pm Monday through Sunday).

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday
- Saturday
- Sunday

19. Neighborhood Compatibility

Describe how the Applicant will make good faith efforts to promptly resolve all complaints, including those related to noise, light, odor, litter, vehicle traffic, and pedestrian traffic.

- A. Identify a Community Relations Liaison, who shall receive all complaints regarding the cannabis business.
- B. Commit to posting the Liaison's name and contact information in the lobby of the cannabis establishment and providing such information to the Township of Stillwater Department of Community Development, New Jersey State Police and the Township of Stillwater Fire Department.

20. Affirmative Action, Anti-Discrimination and Fair Employment

Provide a certified statement, under oath, that there will be no discrimination based on race, color, religion (creed), gender, gender expression, gender identity, age, national origin (ancestry), disability, marital status, sexual orientation, or military status in any of the Applicant's activities or operations.

21. Financial Information (only if Applicant is currently non-operational)

- a. Describe the financial capability of the Applicant to open and operate a cannabis

establishment and the sources of funds to do so.

- b. Provide name, address, email address, phone number, and age of each person/entity with a non-ownership financial interest in the cannabis establishment, which shall include an investment, loan, or any other type of equity.

22. Application Fee

Applicant has attached an application fee as described below:

Class 1 Cultivator \$5,000.00

Class 2 Manufacturer \$5,000.00

23. Acknowledgement of Provisions of Township of Stillwater Code to Regulate Cannabis Businesses in the Township of Stillwater

The undersigned, on behalf of the cannabis license applicant, _____, declares under penalty of perjury I have read and understand the provisions of Township of Stillwater Code § 240-134, *et seq.* and that the operation of this cannabis establishment must adhere to all the requirements of Township of Stillwater’s Municipal Code and all other applicable state and local laws and all regulations promulgated thereunder.

I understand that I am the responsible party for any violation(s) of the cannabis establishment that may arise.

I understand and acknowledge that a license issued based on false or misleading statements provided in this application will be deemed invalid and subject to revocation.

I understand the Township of Stillwater Township Committee may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State law, based on an evaluation of the benefits to the Township of Stillwater.

I understand and agree that submission of the application constitutes a waiver of liability for any damages that may result to the Applicant from any legally required disclosure or publication in any manner, other than a willfully unlawful disclosure or publication, of any information acquired during the licensing process.

I declare, under penalty of perjury under the laws of the State of New Jersey, the foregoing statements are true and correct and that all of the documents and attachments to this application are true and accurate copies.

[SIGNATURE PAGE TO FOLLOW]

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-071

**RESOLUTION AUTHORIZING THE SUBMITTAL OF A SUSSEX COUNTY TRAILS
GRANT APPLICATION**

WHEREAS, the Sussex County Board of County Commissioners, through the Sussex County Open Space Committee and the Sussex County Trails Grant Program, has made grant funding available for the construction, rehabilitation, restoration, and enhancement of publicly owned trails; and

WHEREAS, the Stillwater Township Governing Body desires to submit an application for funding assistance through the Sussex County Trails Grant Program for the purpose of construction of a multi-use walking trail at Veterans Park; and,

WHEREAS, the Governing Body has determined that submission of said application is in the best interest of the residents of the Township of Stillwater and will enhance recreational opportunities and public access to open space within the municipality; and

WHEREAS, the Sussex County Trails Grant Program requires a formal resolution authorizing the submission of the application as part of the application package;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater, County of Sussex, State of New Jersey, as follows:

The Municipal Clerk is hereby authorized to prepare, execute, and submit a grant application to the Sussex County Trails Grant Program for funding assistance for the trail enhancement at Veterans Park. The Governing Body hereby authorizes the execution of all documents, forms, certifications, and other materials necessary to effectuate the submission of said grant application. A certified copy of this Resolution shall be forwarded to Sussex County as part of the grant application package.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held April 21, 2026, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2026-072

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF STILLWATER AUTHORIZING PAYMENT
OF BILLS**

WHEREAS, the Chief Finance Officer has certified that funds are available in the proper account; and

WHEREAS, the Chief Finance 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 April 21, 2026, and 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.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Stillwater Township Committee at their regular meeting held on April 21, 2026, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP MANUAL/REGULAR BILL LIST
FOR MEETING DATED 4/21/26 - BILLS LIST #7**

Account	Date	Check #	Payee	Amount
Current				
	4/14/26	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 37,174.45
	4/17/26	WIRE	SHBP (APR 2026)	\$ 27,923.31
	4/16/26	WIRE	PITNEY BOWES (POSTAGE REFILL)	\$ 500.00
			<i>Subtotal of Fund</i>	\$ 65,597.76
Grant				
			<i>Subtotal of Fund</i>	\$ -
Payroll Salary Agency				
	4/14/26	3374	TEAMSTERS	\$ 164.00
	4/14/26	WIRE	STILLWATER TWP PAYROLL ACCT	\$ 24,189.36
	4/14/26	WIRE	CURRENT FUND (SHBP - EMP)	\$ 2,705.71
	4/15/26	WIRE	IRS	\$ 7,676.15
	4/15/26	WIRE	STATE OF NJ - GIT	\$ 1,148.65
	4/15/26	WIRE	NATIONWIDE	\$ 112.00
	4/15/26	WIRE	EMPOWER (DCRP)	\$ 427.52
	4/15/26	WIRE	PERS (APR 2026)	\$ 4,134.75
			<i>Subtotal of Fund</i>	\$ 40,558.14
Recreation				
			<i>Subtotal of Fund</i>	\$ -
Recycling Trust				
	4/14/26	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 82.12
			<i>Subtotal of Fund</i>	\$ 82.12
Special Trust				
			<i>Subtotal of Fund</i>	\$ -
			<i>Grand Total All Manual Checks Issued:</i>	\$ 106,238.02
GRAND TOTAL OF BILLS				\$ 140,786.44

List of Bills - (0110101000001) Cash - Current CURRENT FUND

Check#	Vendor	Description	Payment	Check Total
31619	34 - AIRGAS USA, LLC	PO 17253 INV# 5523470611 3/31/2026	55.15	55.15
31620	1035 - AMAZON CAPITAL SERVICES	PO 17116 ORDER# 114-8849409-5711401 - COMM EVENTS	47.49	
		PO 17188 ORDER# 114-2480605-0593866 - MOWERS	28.10	75.59
31621	517 - AMERICAN WEAR INC.	PO 17196 INV# 10421048,10425432,10423237,10429799	386.05	386.05
31622	255 - BRAEN STONE	PO 17246 INV# 67057 - ASPHALT	880.88	880.88
31623	1339 - BRITTANY ARMSTRONG	PO 17231 INV# 537 - CLEANING SERVICES - MAR 2026	938.52	938.52
31624	69 - COUNTY OF SUSSEX (SALT)	PO 17252 SALT - MARCH 2026	3,608.13	3,608.13
31625	1333 - ERIC M BERNSTEIN LLC	PO 17230 INV# 98192-98200 - LEGAL SERVICES - MAR	7,472.00	7,472.00
31626	1161 - GANNETT NY-NJ LOCALiQ	PO 17229 INV# 7620795 - ADVERTISING - MAR 2026	182.91	182.91
31627	1463 - GRIFFIN TRAINING SERVICES LLC	PO 17096 INV# 1117 - CERT TRAINING 2/18/2026	450.00	450.00
31628	128 - HOME DEPOT CREDIT SERVICES	PO 17159 RECEIPT 3/12/26 - VARIOUS ITEMS	247.24	
		PO 17213 INV# 20326 - ASPHALT; DEPT SUPPLIES	139.31	386.55
31629	1230 - JACK BELL	PO 17238 1ST QTR 2026 MILEAGE - PLUMBING INSPECTO	121.51	121.51
31630	41 - JCP&L	PO 17260 INV# 95139945876 ACCT# 200000020731 3/3	937.90	937.90
31631	817 - JP MONZO MUNICIPAL CONSULTING, LLC	PO 16938 REGISTRATION - WEBINARS	50.00	50.00
31632	1507 - NATIONAL FUEL OIL INC.	PO 17217 INV# 114648 - DIESEL (DPW) 3/25/26	896.26	
		PO 17245 TICKET# 115080 - WINTER DYED DIESEL (DPW)	950.36	1,846.62
31633	401 - NEW JERSEY HERALD	PO 17212 ACCT# QQ1454715 - SUBSCRIPTION	30.00	30.00
31634	909 - NIELSEN FORD	PO 17225 INV# FOC5251258 - DPW VEHICLE MAINTENANC	1,332.00	1,332.00
31635	1158 - PLANET NETWORKS, INC	PO 17237 INV# INV-2604-0376138- PHONES/INTERNET/E	1,370.40	1,370.40
31636	566 - POWER WITH PRESTIGE, INC.	PO 17243 INV# 2026-239,2026-248 - GENERATOR SERVI	1,328.00	1,328.00
31637	76 - R & L DATA CENTERS INCORPORATED	PO 17232 INV# 117477 - PAYROLL SERVICES - MAR 202	444.10	444.10
31638	897 - RICHARD BIZIK	PO 17239 1ST QTR 2026 MILEAGE - CONTRUCTION OFFIC	186.33	186.33
31639	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 17205 INV# 10294 - SOLID WASTE DISP; COMINGLED	1,201.70	
		PO 17206 INV# 10325 - SOLID WASTE DISP; COMINGLED	1,898.05	3,099.75
31640	939 - SEPTICARE	PO 17120 INV# P030226-02 - PORTAJOHNS RENTALS - MA	430.00	430.00
31641	152 - SUSSEX CTY LEAGUE OF MUNICIPALITIES	PO 17223 INV# 2018 - 2026 ANNUAL MEMBERSHIP	150.00	150.00
31642	1426 - SUSSEX FIRE DEPARTMENT	PO 17194 INV# 3/16/2026 - STFD FIT TESTING	450.00	450.00
31643	201 - TAMMY LEONARD	PO 17215 1ST QTR 2026 MILEAGE REIMBURSEMENT - CFO	195.39	195.39
31644	427 - TIRE KING	PO 17224 INV# 66763 - DPW VEHICLE MAINTENANCE	70.00	70.00
31645	1523 - TOLLS BY MAIL PAYMENT PROCESSING CENTER	PO 17250 TOLL BILL# 17967125143 - DPW VEHICLE MAI	23.30	23.30
31646	317 - TREAS-STATE OF NJ-MARRIAGE LIC	PO 17240 1ST QTR 2026 - MARRIAGE LICENSES	100.00	100.00
31647	1464 - TREASURER, STATE OF NJ	PO 17241 1ST QTR 2026 - LEAD PAINT INSPECTIONS	60.00	60.00
31648	374 - TREASURER, STATE OF NJ - DCA FEES	PO 17242 1ST QTR 2026 - DCA QUARTERLY FEES	835.00	835.00
31649	574 - VALLEY PHYSICIAN SERVICES	PO 17211 INV# 1398454C5622 - DOT ONSITE TESTING	131.00	131.00
31650	126 - VAN CLEEF ENGINEERING ASSOC, LLC	PO 17094 INV# STW-1001.001-6 - PB ENGINEERING JA	480.00	
		PO 17221 INV# STW-1000.001-31,STW-1003.001-27 - E	1,516.00	1,996.00
31651	11 - VERIZON WIRELESS	PO 17261 INV# 6140016970 ACCT# 842357065-00001	114.99	114.99
31652	1521 - VERSALIFT EAST, LLC	PO 17233 INV# 885072 - DPW VEHICLE MAINTENANCE	645.00	645.00
TOTAL				30,383.07

List of Bills - (0210101000001) CASH - GRANT State and Federal Grants

Check#	Vendor	Description	Payment	Check Total
1085	337 - MINISINK PRESS, INC.	PO 17177 EMAIL QUOTE - CLEAN COMM CHILDREN'S COLO	320.00	320.00
1086	126 - VAN CLEEF ENGINEERING ASSOC, LLC	PO 17220 STW-1006.001-29 - ENGINEERING - STORMWAT	896.00	896.00
1087	954 - WINGLE SUPPLY	PO 17251 INV# 253852 - BASIN BLOCK	1,125.00	1,125.00
TOTAL				2,341.00

**List of Bills - (0410101000001) Cash - General Capital
General Capital**

Check#	Vendor	Description	Payment	Check Total
761	126 - VAN CLEEF ENGINEERING ASSOC, LLC	PO 12721 PROPOSAL - MT BENEVOLENCE PHASE I - MA 2	108.00	
		PO 15018 PROPOSAL - MT BENEVOLENCE PHASE 3 - MA 2	288.00	
		PO 16255 PROPOSAL - MT BENEVOLENCE PHASE 4 - MA 2	160.00	556.00
	TOTAL			556.00

**List of Bills - (2210101100000) COAH Developers Fee - Cash
COAH DEVELOPERS FEE**

Check#	Vendor	Description	Payment	Check Total
1041	1333 - ERIC M BERNSTEIN LLC	PO 17230 INV# 98192-98200 - LEGAL SERVICES - MAR	448.00	448.00
	TOTAL			448.00

**List of Bills - (7510101000001) Recycling Trust - CASH
RECYCLING TRUST ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
781	1472 - LOEFFELS WASTE OIL SERVICES LLC	PO 17195 INV# 101120 - USED OIL REMOVAL FROM DPW	334.80	334.80
782	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 17205 INV# 10294 - SOLID WASTE DISP; COMINGLED	138.45	
		PO 17206 INV# 10325 - SOLID WASTE DISP; COMINGLED	282.10	420.55
783	939 - SEPTICARE	PO 17210 INV# P040126-01 - PORTAJOHNS RENTAL - AP	65.00	65.00
	TOTAL			820.35