



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
March 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, Mrs. Mountford, Mr. van der Haeghen, Mr. Kochenthal, Mr. Doolittle

MEMBERS ABSENT: Mr. Bessler

ALSO PRESENT: Eileen Born, Esq., Lisa Chammings

SWEARING IN OF BOARD MEMBERS: Mrs. Mountford was sworn in for a 3 year term by Mrs. Born.

MINUTES:

Mr. van der Haeghen made the motion to approve the February 2026 minutes, seconded by Mrs. Draghi.

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

RESOLUTIONS: None

COMPLETENESS: None

HEARINGS:

DaSilva, 932 Saddleback Road, Block 3306, Lot 1

Michael Selvaggi, Esquire appeared on behalf of the applicant, Cassio DaSilva.

The application was originally heard at the February 23, 2026, meeting. It remained open as Mr. DaSilva needed to go back to the Zoning Officer to secure a zoning permit for his driveway. Mr. DaSilva is once again before the Board requesting waivers regarding his driveway for curb radius, sight distance, slope and minimum/maximum width.

The applicant was sworn in by Mrs. Born. He testified that the driveway he put in was moved from its original location due to installation of a new well. After much discussion and questions from the Board, it was determined that the driveway is in the best location on the property. The Board Engineer advised that it is his opinion that the driveway is in the best position considering the location of the home, garage, etc. and it does not cause any detriment to the environment.

The Board raised concerns to the applicant regarding continuous work being done on the property without obtaining proper permits.

PUBLIC SESSION: The hearing was opened to the public at 7:45pm. There being no public comment, the session was closed to the public.

Mr. van der Haeghen made the motion to approve the waivers, seconded by Mr. Wykoff.

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

Kenefick, 905 Morningside Drive, Block 2101, Lot 6

Michael Selvaggi, Esquire appeared on behalf of the applicants, Dave and Stacey Kenefick.

The property is in the R7.5 Zone. Mr. and Mrs. Kenefick are requesting variance relief to allow the expansion and conversion of a detached garage for their permanently disabled daughter to allow her to live somewhat independently. The prior owner of the property got approval for the same but never followed through on the conditions and as such, the approvals are no longer valid.

Mrs. Kenefick was sworn in by Mrs. Born. She testified that they purchased the property in 2021 and there was an existing apartment in the garage. They have no intention of renting out the apartment. It will solely be occupied by their daughter and possibly a caretaker in the future.

There are approximately 3 other properties in the neighborhood who have two homes on their respective premises.

Their engineer, Howard Bach was sworn in. He provided an overview of the plans he created for the applicants which included all existing buildings, proposed buildings and setback lines. He advised that an apartment could not be added to the existing home because it would be in violation of the 100-foot lake/front yard setback and would cause environment constraints.

Some impervious coverage was removed to be within the 10% maximum requirement.

Planner, Matthew Flynn was sworn and also provided testimony. His interpretation is that the applicant falls into the category of accessory housing as well as ECHO housing as this is a familial situation. His opinion is that what they are proposing is appropriate. This property is substantially larger than most lots in the area. It does not have any substantial detrimental impact to the public or neighborhood.

PUBLIC SESSION: The hearing was opened to the public at 8:58pm. Louise van Der Haeghen questioned why others were granted the same or similar approvals without having to meet required conditions, yet the Keneficks do have to meet certain conditions. The Board explained that the applicants had specific conditions that needed review prior to approval. There being no further public comment, the session was closed to the public.

Mrs. Draghi made the motion to approve the application, seconded by Mr. van der Haeghen.

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

BILLS: None

CORRESPONDENCE:

OLD/NEW BUSSINESS: Mrs. Mountford requested that the Board continue the review of Mr. Kochenthal's draft Recommendation to the Planning Board. It will be placed on the April Agenda.

EXECUTIVE SESSION: None

OPEN TO THE PUBLIC: The session was opened to the public at 8:58pm. 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 Chamings.

The Fair Share Housing is moving forward and all conditions of the March 16, 2026 deadline have been met. It will be moving forward through to the next phase.

Storm water management was discussed during a meeting with the township engineers. The DPW was inspected.

The Environmental Commission is working with Americore Watershed to remove the green tubes along roads and parks to fix the riparian zones.

The committee attended a Barn light workshop at the community college to see what it would take for the township to become NJ Film Certified.

At the March 17th meeting, several resolutions were approved.

One of the DPW workers handed in his resignation so the Township will be advertising for new mechanic to take his place.

Firework sharing with Hampton and Freedom was discussed.

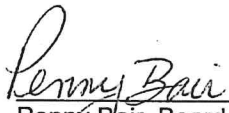
The Township is moving forward with offering contiguous properties to surrounding property owners.

Eyeglass recycling boxes will be placed at the Township and the Community Center.

The Zoning Officer approved eight permit applications.

ADJOURNMENT: With there being no further business, at 9:23pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,



Penny Bair, Board Secretary
March 23, 2026