

**STILLWATER TOWNSHIP
PLANNING BOARD MEETING**

April 15, 2026

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

Roll Call:

Members Present: Mr. Pierce, Ms. Kavanagh, Mayor Rumsey, Deputy Mayor Delaney, Mr. Voris, Mrs. McDonough, Mrs. Fornari

Members Absent: Mrs. Puccio and Dr. Lippencott

Also Present: William Haggerty, Esq. and Ralph Goduco, PE

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 February 2026 minutes, seconded by Mrs. Fornari

Roll Call: Mayor Rumsey – Yes, Mrs. Fornari – Yes, Mr. Pierce – Yes, Ms. Kavanagh – Yes, Deputy Mayor Delaney – Yes, Mr. Voris – Abstained, Mrs. McDonough – Yes.

Memorializing Resolutions: None

Completeness:

Cutler/Gilbert – Block 4003, Lots 14.01/14.02/14.03

Ms. Kavanagh made the motion to deem the above matter complete, seconded by Mr. Pierce.

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

Hearings:

Cutler/Gilbert – Block 4003, Lots 14.01/14.02/14.03

Keith Wentink was sworn in as Engineer for the applicants who are seeking approval for a minor subdivision/lot line adjustment of 3 lots. Gary A. Gilbert (958 Ridge Road) and Michelle Cutler (962 Ridge Road) own 2 respective parcels which boarder both sides of their deceased parents’ property. The properties have been owned by the family since 1940. As Co-Executors of their parents’ estate, the applicants are requesting a lot line adjustment to balance the size of the middle lot in order to list it for sale.

Open to the Public: The meeting was opened to the public at 7:11pm. With there being no public comment, the hearing was closed to the public.

Mayor Rumsey made the motion to approve the application, seconded by Deputy Mayor Delaney.

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

Bills:

Deputy Mayor Delaney made the motion to pay the bills below, seconded by Mr. Voris.

VanCleaf Engineering – General \$480.00

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

Old/New Business:

Short Term Rentals/AirBnB Ordinance –

Tammy Horsefield, President of the Sussex County Chamber of Commerce, attended the meeting to host a presentation explaining the benefits of creating an AirBnB Ordinance. The Chamber is in support of Short-Term Rentals and outlined advantages of creating an ordinance. They are as follows:

- Supporting Short-Term Rentals shows that Sussex County and Stillwater are welcoming tourism family destinations
- Short-Term Rentals are essential for the growth of local businesses
- Local stores benefit from overnight guests patronizing their businesses
- Stillwater can collect various revenues (3% of Hotel/Occupancy Tax, registration fees, and annual permit fees)
- AirBnBs are not just utilized for party weekends, but weddings, funerals, tourists visiting the area, family reunions, etc
- Ordinance should include ‘2-Strike Condition,’ meaning if there are more than 2 violations, license can be revoked

Proposed Cannabis Ordinance –

There will be a first reading of the proposed Cannabis Ordinance at the April 21st Township Committee Meeting. Mrs. Horsefield also provided information on the benefit of having a Cannabis Ordinance. Like the AirBnB Ordinance, Stillwater can gain revenues in the form of applications, annual fees, and taxes.

In attendance was TJ from Grow Works, which is a local USDA-Licensed hemp cultivation company who has been in business the past 7 years. To date, they have not had one complaint regarding their business. There is plenty of security. They can only sell to retail stores and do not sell directly from their property to individuals. Grow Works is in support of the proposed

Cannabis Ordinance as it is a requirement for them to obtain a license to infiltrate the health and wellness, and the medical and adult-use dispensaries.

Correspondence: None

Liaisons:

The Township Committee Report was provided by Mayor Rumsey:

On May 13 at 10am the Township will hold a sale of real property to contiguous owners.

Fredon's Land Use Board meeting regarding the cell tower will be on May 18 at 7pm. Concerned residents should attend to voice their concerns. At this time, Stillwater Township's Committee will not be commenting on the subject.

Executive Session: None

Public Comment: Mr. Pierce opened the hearing to the public at 8:05pm.

Dr. Dave Mattes spoke as the owner of the property where Grow Works operates its cultivation. he reiterated the fact that there have not been any complaints. The property is inspected 3x per year and is highly controlled by the State. What they grow has nothing to do with marijuana, but is only hemp which is used to pain management.

There being no further public comment, the meeting was closed to the public at 8:12pm.

Adjournment:

With there being no further business, a motion was made to adjourn the meeting with all in favor at 8:12pm.

Respectfully Submitted:

Penny Bair, Secretary