



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
April 27, 2026 @ 7:00 pm**

A regular 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, Mrs. Mountford, Mr. Kochenthal, Mr. van der Haeghen (via Zoom), Mr. Doolittle, Mr. Bessler (via Zoom)

MEMBERS ABSENT: Mr. Wykoff

ALSO PRESENT: William Haggerty, Esq., Lisa Chammings, Liaison

SWEARING IN OF BOARD MEMBERS:

MINUTES:

Mrs. Mountford a motion to approve the March 2026 minutes, seconded by Mr. Doolittle.

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

RESOLUTIONS:

DaSilva, 932 Saddleback Road, Block 3306, Lot 1

Mrs. Draghi made a motion to memorialize the above Resolution, seconded by Mr. Kochenthal.

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

Kenefick, 905 Morningside Drive, Block 2101, Lot 6

Mr. Kochenthal made a motion to memorialize the above Resolution (pending two corrections suggested by the Board), seconded by Mrs. Mountford.

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

COMPLETENESS: None

HEARINGS: None

BILLS:

Mrs. Draghi made a motion to approve payment of the below bills, seconded by Mr. Kochenthal.

VanCleef Engineering – DaSilva, 3306/1	\$480.00
VanCleef Engineering – Kenefick, 2101/6	\$480.00
VanCleef Engineering – Lewis, 2101/9	\$973.00

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

CORRESPONDENCE: None

OLD/NEW BUSSINESS:

Air BNB Ordinance

Tammie Horsfield, President of the Sussex County Chamber of Commerce attended the meeting to host a presentation explaining the benefits of creating an Air BNB Ordinance. The Chamber is in support of Short-Term Rentals and outlined the 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 to the growth of local businesses
- Local stores will benefit from overnight guests patronizing their businesses
- Stillwater Township can collect various revenues - 3% of the Hotel/Occupancy Tax, registration fees, annual permit fees
- Air BNBs are not just utilized for party weekends, but weddings, funerals, tourists visiting the area, family reunions, etc.
- Ordinance could include a 2-strike condition. If there are more than 2 violations, the license can be revoked

Plymouth Lake Homeowners Association

Nancy McCarrick spoke as a representative of this private lake community. The property located at 931 Plymouth Lake Drive was sold approximately 1.5 years ago and the new homeowner has turned the property into an AIR BNB, without any knowledge or input from the Association. This has caused much disruption in the community, including illegal use of the private lake by renters, consistent rental turnover along with an absentee owner providing no supervision of their tenants. Additional issues involve renters trespassing on neighboring properties, overflow parking on the street which is not allowed as well as unauthorized open burning. As a result of these and various other disturbances, the Association has updated its Bylaws to not allow rentals that are fewer than 30 days.

John Lattoz spoke to voice his concerns about the septic system. The home is currently operating under a two-bedroom septic, yet it is advertised as a four bedroom that sleeps ten.

Anna Pezik lives next door to this property and is highly concerned for her safety due to the consistent influx of various unknown renters. She stated that this AIR BNB already has 51 reviews which began in late 2024/early 2025.

2025 Annual Report

Mr. Haggerty summarized the 2025 application decisions involving lake communities, suggesting the board recommend changing the current 100ft. setback to 50ft. as well as allowing oversized accessory structures. Mr. Haggerty will provide a draft recommendation.

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

Three Ordinances were approved at the April 7, 2026 Meeting:

On May 18th there will be a public auction of real property to contiguous property owners. A list of those properties can be found on the Township website.

Appropriation of \$453,900 for various improvements for the Township and appropriation of \$610,000 for improvements to roads, equipment and buildings. This information is also available on the township website.

A Resolution was passed to approve Phase 4 and 5 of the Mt. Benevolence paving/road work project.

There was discussion as to whether to include a Newsletter from the Historical Society in tax bill envelopes.

The April 21, 2026 meeting introduced a summary of the upcoming Budget which is available for review at town hall. It will be adopted on May 5th meeting.

An Ordinance was introduced to revise the current cannabis ordinance to change Class 1 and 2, but not Class 5 or 5. It would be for one cultivator of cannabis in Stillwater. It will be discussed further at one of the June meetings.

A presentation was made regarding the Sussex County Trails Grant application to remediate the trails at Veterans Park.

Clean up day was held on Saturday, April 25 including 18 different groups as well as various residents cleaning up their own road.

Miss Stillwater applications are due early may and will be voted on May 15th.

The Environmental Commission collected 318lbs for round two of the Trex Program.

Fifteen Zoning applications were received in March. Eleven approvals were granted, three required additional information and one was denied.

The township received a hazardous discharge remediation grant in the amount of \$96,525 for additional testing and investigation on the property located at 992 Fairview Lake Road.

OPEN TO THE PUBLIC: The session was opened to the public at 8:06pm.

Lou Sylvester spoke in opposition to the proposed Cannabis Ordinance as it has doubled in size. His concerns include enforcement, regulation, designated areas, etc. He represented that he is not necessarily debating the current cultivator but is simply debating the actual proposed Ordinance.

TJ Norcia spoke in response to advise that his company has been in business for the past seven years. He is licensed by the Department of Agriculture under strict regulations. He is cultivating CBD only which is non intoxicating. To date, they have not had one complaint. 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 obtain a license to infiltrate the health and wellness and medical and adult use dispensaries.

Tammie Horsfield invited all to Sussex County Day on September 20th where they will be celebrating their 250th Anniversary.

Lisa Chammings spoke as a resident to advise that the Cannabis Ordinance does include a limitation of 2500 sq. ft for growing.

There being no public comment, the session was closed to the public at 8:25pm.

EXECUTIVE SESSION:

Mrs. Draghi made a motion for the Board to enter executive session at 8:28pm, seconded by Mrs. Mountford.

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

Mrs. Draghi made a motion for the Board to come out of executive session at 9:00pm, seconded by Mr. Doolittle.

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

ADJOURNMENT: With there being no further business, at 9:05pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,


Penny Bair, Board Secretary
April 27, 2026