

STILLWATER TOWNSHIP
MEETING AGENDA

JUNE 16, 2026

Open for public hearing Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

Close to the public and continue hearing on July 21, 2026

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ORDINANCE 2026-10

AN ORDINANCE OF THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF STILLWATER TO INCLUDE AND DESIGNATE DATA CENTERS AS A NON-PERMITTED USE IN ALL ZONES WITHIN THE TOWNSHIP OF STILLWATER [*Public Hearing & Final Adoption on July 21, 2026*]

Introduction Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ORDINANCE 2026-11

ORDINANCE MAKING A SUPPLEMENTAL APPROPRIATION OF \$75,000 FROM CAPITAL FUND BALANCE FOR THE IMPROVEMENT OF THE DEPARTMENT OF PUBLIC WORKS GARAGE IN AND BY THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY [*Public Hearing & Final Adoption on July 21, 2026*]

Introduction Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

ORDINANCE 2026-12

CAPITAL ORDINANCE APPROPRIATING \$24,000.00 FOR TOOL PURCHASES TO OUTFIT THE DEPARTMENT OF PUBLIC WORKS [*Public Hearing & Final Adoption on July 21, 2026*]

Introduction Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chamblings Scott Rumsey

RESOLUTION 2026-102

RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT WITH THE COUNTY OF SUSSEX FOR DEICING MATERIALS

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

RESOLUTION 2026-103 MAYOR'S ACCEPTANCE OF THE RESIGNATION OF KERI KLAMERUS AS A MEMBER OF THE RECREATION COMMISSION WITH COMMITTEE CONCURRENCE

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

RESOLUTION 2026-104 RETAIL LIQUOR LICENSE RENEWALS 2026-2027

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

RESOLUTION 2026-105 RESOLUTION AUTHORIZING THE TOWNSHIP OF STILLWATER TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH MATTHEW LAMBERT

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

RESOLUTION 2026-106 A RESOLUTION AUTHORIZING THE CANCELLATION OF A SHARED SERVICES AGREEMENT BETWEEN STILLWATER TOWNSHIP AND FRANKFORD TOWNSHIP AND PROVIDING THE REQUIRED THIRTY (30) DAY NOTICE

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:** May 19, 2026 Regular & Executive Meeting Minutes
June 9, 2026 Workshop Regular & Executive Meeting Minutes

***CORRESPONDENCE-**

1. Township of Frelinghuysen Ordinance 2026-07-AN ORDINANCE OF THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF FRELINGHUYSEN, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE TO INCLUDE AND DESIGNATE DATA CENTERS AS A PROHIBITED USE IN ALL ZONES WITHIN THE TOWNSHIP OF FRELINGHUYSEN

STILLWATER TOWNSHIP
MEETING AGENDA

JUNE 16, 2026

2. Hampton Township Ordinance 2026-13- AN ORDINANCE TO AMEND CHAPTER 108, ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF HAMPTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO PROHIBIT DATA CENTERS IN ALL ZONES
3. Hampton Township Resolution 2026-61- URGING THE NEW JERSEY STATE LEGISLATURE AND GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCREASES
4. Hampton Township Ordinance 2026-09- AN ORDINANCE TO AMEND CHAPTER 108, ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF HAMPTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO PERMIT HORSES, PONIES, LARGE ANIMALS AND FOWL AS ACCESSORY USES IN CERTAIN ZONES SUBJECT TO REQUIREMENTS

***REPORTS:**

1. Liquor License Renewal Report- May 2026
2. Recreation Commission Report – May 2026
3. Board of Health Receipts –May 2026
4. Vacant/Abandoned Property Registration Report – May 2026
5. Convenience Center Report – May 2026
6. Registrar Report – May 2026
7. Certified Copies Report – May 2026
8. ACO Report – May 2026
9. Tax Collector's Report-May 2026
10. Office of Construction Official Report- May 2026
11. Zoning Officer's Report- May 2026

***RESOLUTIONS:**

- | | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RESOLUTION 2026-107 | AUTHORIZING REFUND OF PLANNING BOARD ESCROW ACCOUNTS |
| RESOLUTION 2026-108 | RESOLUTION TO AUTHORIZE REDEMPTION FOR TAX SALE CERTIFICATES 16-03 AND 0094 FOR PROPERTIES LOCATED AT OLD FOUNDRY ROAD AND 992 OLD FOUNDRY ROAD, STILLWATER, NEW JERSEY 07860 |
| RESOLUTION 2026-109 | A RESOLUTION URGING THE NEW JERSEY STATE LEGISLATURE AND GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCREASES |
| RESOLUTION 2026-110 | MAYOR'S APPOINTMENT OF MICHAEL OLDENBURG AS A MEMBER OF THE STILLWATER AREA VOLUNTEER FIRE DEPARTMENT WITH COMMITTEE CONCURRENCE |
| RESOLUTION 2026-111 | RESOLUTION RE: REQUESTING GOVERNOR MIKIE SHERRILL RESTORE FULL FUNDING TO THE NEW JERSEY SCHOOL OF CONSERVATION |
| RESOLUTION 2026-112 | RESOLUTION RESCINDING RESOLUTION 2026-100 ENTITLED "RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE |

TOWNSHIP OF STILLWATER AUTHORIZING THE APPOINTMENT
OF JUSTIN CHERNES AS PART-TIME SEASONAL DPW
LABORER”

APPROVAL OF THE CONSENT AGENDA

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

DISCUSSION ITEMS:

1. Meeting Room Microphones
2. Cameras for park
3. Draft Ordinance Short Term Rentals

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

PUBLIC SESSION CLOSED

ATTORNEY’S REPORT

BILLS LIST #11 \$ 615,342.76

RESOLUTION 2026-113 Authorizing Payment of Bills

Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

ADJOURNMENT

Time _____ Motion/2nd _____ / _____

ROLL CALL: Manser Delaney Chammings Scott Rumsey

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NJ**

**PROCLAMATION HONORING PENNY HOLENSTEIN
UPON HER RETIREMENT**

WHEREAS, Mrs. Penny Holenstein began her service to the residents of Stillwater Township in December 2007 as the Township Tax Assessor; and

WHEREAS, throughout her tenure of more than eighteen years, Mrs. Holenstein has demonstrated professionalism, dedication, integrity, and expertise in the administration of property assessment services for the Township; and

WHEREAS, her commitment to fairness, accuracy, and public service has contributed greatly to the efficient operation of Township government and has benefited the residents, property owners, and officials of Stillwater Township; and

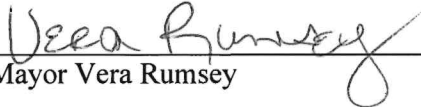
WHEREAS, Mrs. Holenstein has earned the respect and appreciation of her colleagues, Township officials, and members of the community through her knowledge, dependability, and willingness to assist others; and

WHEREAS, after many years of faithful service, Mrs. Holenstein has announced her retirement effective June 30, 2026, marking the conclusion of a distinguished career in public service;

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Township Committee of the Township of Stillwater hereby extend their sincere gratitude and appreciation to Penny Holenstein for her dedicated service to the Township and its residents.

BE IT FURTHER PROCLAIMED that the Mayor and Township Committee congratulate Mrs. Holenstein on her retirement and wish her good health, happiness, and success in all her future endeavors.

IN WITNESS WHEREOF, the Mayor and Township Committee of the Township of Stillwater have hereunto set their hands this 16TH day of June, 2026.



Mayor Vera Rumsey

Deputy Mayor Dawn Delaney

Committeeman George Scott

Committeewoman Lisa Chamings

Committeeman David Manser



**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

PROCLAMATION

WHEREAS, in the year 1776, the Continental Congress adopted the Declaration of Independence, asserting the right of the thirteen American colonies to self-governance and freedom from British rule; and

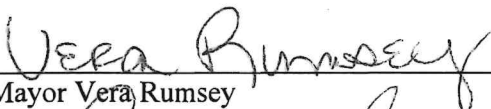
WHEREAS, this bold declaration laid the foundation for a new nation built on the principles of Liberty, Democracy, and Justice; and

WHEREAS, over the past 250 years, the United States of America has grown from a fledgling Republic to a global superpower, continually striving to uphold these foundational ideals; and

WHEREAS, this year the United States will commemorate its 250th anniversary; a milestone offering a unique opportunity to reflect on the nation's journey, celebrate its achievements, and envision its future while standing as a testament to the strength, resilience, and determination of its people; and

NOW, THEREFORE, BE IT DECLARED that the Stillwater Township Committee proclaims July 4, 2026 America's 250th anniversary, and in so doing reaffirms the commitment to Liberty and Democracy, honors the sacrifices made by countless individuals to protect these values, and ensures that future generations continue to enjoy the freedoms enshrined in the Constitution.

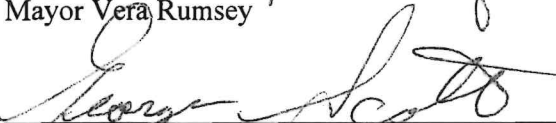
BE IT FURTHER DECLARED that this proclamation will serve as a powerful reminder of our Nation's enduring spirit and a call to action for future generations. As the United States embarks on the next chapter of its history, this milestone celebration will stand as a testament to the strength, resilience, and determination of its people. Signed this 1st day of June, 2026 by the Stillwater Township Committee.



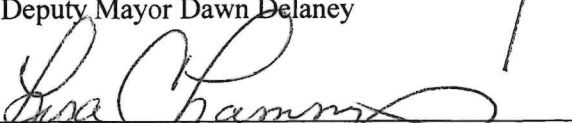
Mayor Vera Rumsey



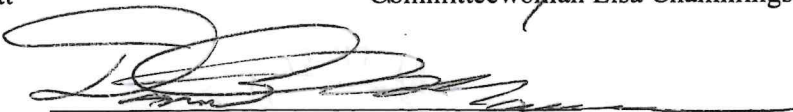
Deputy Mayor Dawn Delaney



Committeeman George Scott



Committeewoman Lisa Chamings



Committeeman David Manser

**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, after hours 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:

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]

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

ORDINANCE 2026-09

**AN ORDINANCE TO AMEND, REVISE AND
SUPPLEMENT THE TOWNSHIP CODE OF THE
TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX,
STATE OF NEW JERSEY, BY CREATING A NEW
CHAPTER 212 OF THE TOWNSHIP CODE ENTITLED
“GAS FRANCHISE”**

WHEREAS, Elizabethtown Gas Company (formerly known as NUI Corporation), a corporation of the State of New Jersey and a public utility subject to the jurisdiction of the New Jersey Board of Public Utilities has sought Municipal Consent to construct, maintain, and operate gas lines for the distribution of natural and mixed gas throughout Stillwater Township; and,

WHEREAS, the Township of Stillwater has received, reviewed and considered additional information provided by Elizabethtown Gas and its request to adopt the Township’s Municipal Consent Ordinance; and,

WHEREAS, the Township Committee has determined that it is reasonable and necessary for Elizabethtown Gas to provide construction, maintenance and operation of a gas line for the distribution of natural and mixed gas in the entire Township; and,

WHEREAS, the Township of Stillwater desires to extend the Municipal Consent to Elizabethtown Gas;

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

Section I. Grant of Municipal Consent.

Pursuant to N.J.S.A., 48:3-11, the Mayor and Township Committee of the Township of Stillwater hereby grants Elizabethtown Gas Company, a Corporation of the State of New Jersey (hereinafter "Elizabethtown Gas"), with principal offices located at 520 Green Lane, Union, New Jersey 07083, its successors and assigns, a nonexclusive consent, right and privilege for the use, without impairment of, or obstruction to the public use, of the roads, streets, parks, avenues, ways, and other public places of the Township of Stillwater to construct, lay, maintain and operate for a period of fifty (50) years, the necessary mains, conductors, pipes and concomitant appurtenances for the purpose of conveying, storing, supplying and distributing natural and mixed gas for heat, power, light and other purposes for public and private use and consumption, along in, or under the following described Service Area: all of the streets, avenues, alleys, parks, parkways, highways, or other public places within the Township; and, other public places that now exist or may be hereinafter be laid out by the municipal authorities of the said Township or dedicated to said Township.

Section II. Conditions on Grant of Municipal Consent.

The Municipal Consent granted herein is expressly conditioned upon all of the following:

- (a) the written acceptance of Elizabethtown Gas of the terms and conditions of this Municipal Consent Ordinance within thirty (30) calendar days of its final adoption.
- (b) the New Jersey Board of Public Utilities (hereinafter "N.J.B.P.U.") approval of the Consent Ordinance herein granted and the issuance of such other grants or approvals as determined by the N.J.B.P.U.
- (c) Elizabethtown Gas shall satisfy all statutory requirements of N.J.S.A. 48:13-1 et seq. regarding the proper organization and operation of Public Utilities engaged in the distribution of natural and mixed gas and shall remain subject to the jurisdiction of and comply with all Rules and Regulations of the United States Department of Transportation, Office of Pipeline Safety and the N.J.B.P.U. as well as the Township Code Ordinances of the Township of Stillwater.
- (d) Elizabethtown Gas shall construct and continuously maintain and operate its distribution line within the service area in a safe and efficient manner and maintain such gas distribution lines in a state of good operation and repair and including all streets, roads, and public rights-of-way within the Township of Stillwater wherein its lines are located.
- (e) The construction, operation and maintenance of the gas distribution system within the rights-of-way of the Township of Stillwater shall in no way place any obligation, financial or otherwise, or any liability of any kind, upon the Township of Stillwater and no obligation is to attach for the construction, operation and maintenance of the said gas distribution system to the Township.
- (f) Any and all regulating pits and venting structures or like facilities shall not be located along the public rights-of-way comprising the Service Area.

Section III. Construction; Installation; Restoration.

- A. Construction. In each and every case in which road openings or excavation of any nature are required and/or made for the purposes aforesaid, Elizabethtown Gas shall restore, all such public and private lands or facilities to as good a condition as existed at the commencement of the said work or such better condition, at its sole

cost and expense. All such openings and installation and maintenance shall be undertaken in strict compliance with the standards imposed by the N.J.B.P.U., any other regulatory agency, and all applicable provisions of the Township Code, with such work to be done in a careful, prudent and workmanlike manner and within such time limitations as shall be best for the proper safeguard of the public.

- B. Relocation. If, at any time during the period of this Municipal Consent, the Township of Stillwater finds it necessary to alter or change the grade of any street, road or other public right-of-way or area, Elizabethtown Gas shall, upon reasonable notice by the Township of Stillwater, remove and relocate its distribution line and pipes at the sole expense of Elizabethtown Gas.
- C. Restoration. In the event that Elizabethtown Gas shall refuse or neglect, after ten (10) calendar days notice in writing by the representative of the Township, to restore any disturbed area at its cost and expense, and in compliance with all applicable provisions of the Township Code in effect at the time, to its pre-existing or better condition, any street, road, pavement, driveway or other reserves after having made an opening or excavation, the necessary work to accomplish such restoration may be done by the Township of Stillwater and, thereafter, Elizabethtown Gas shall be liable for the actual and necessary costs thereof, and shall immediately pay such costs to the Township upon receiving notice thereof.
- D. Preconditions to Undertaking Construction. Elizabethtown Gas shall give to the Township of Stillwater, through written notice of its intention to open and/or excavate any street or other public place in accordance with the Township of Stillwater's Code regulating the excavation and opening of streets, roads and highways, with the exception that such notice requirement shall be waived in the event of an emergent circumstance such that such emergent circumstances will affect public health or safety. As soon as practically possible after the occurrence of such emergent circumstance, Elizabethtown Gas shall give prompt written notice to the Township of any emergency opening or excavation that Elizabethtown Gas shall undertake.

Section IV. Indemnification, Performance Bond, Liability.

- A. Indemnification. Elizabethtown Gas, its successors and assigns, by the acceptance of the grants, rights and privileges conferred by this Ordinance, shall at all times and does hereby and will indemnify and hold harmless, the Township of Stillwater and all of its subsidiary agencies, officials, offices and employees for any and all claims of whatsoever kind or nature arising from or relating to the construction, installation, maintenance, laying, repairing, inspecting, and/or altering

of mains conductors, pipes and appurtenances thereto, and any other facilities, and including, but not by way of limitation, any damages, penalties, costs, attorneys' fees and charges for personal injury, property damage or otherwise, based upon Elizabethtown Gas's negligence or the negligence of its agents, servants, employees or independent contractors.

- B. Performance Bond. Prior to the commencement or any construction or installation under this Municipal Consent, Elizabethtown Gas shall execute and deliver to the Clerk of the Township and subject to prior review and approval by the Township Attorney, a Bond in the amount of \$10,000.00 guaranteeing the faithful performance of all of its obligations and undertakings under this Ordinance, which Bond shall be enlarged or renewed from time to time as the Council may require.
- C. Liability Insurance. Elizabethtown Gas agrees to maintain and keep in full force and effect, at its sole expense, and at all times during the terms and duration of this Municipal Consent, sufficient liability insurance naming the Township of Stillwater as an additional insured party and insuring and indemnifying the Township against any loss by any such claim, suite, judgment, execution or as follows:
 - (a) Elizabethtown Gas shall carry Workman's Compensation Insurance with Statutory limits.
 - (b) Elizabethtown Gas shall, at all times, maintain a Comprehensive General Liability Insurance Policy with a single limit amount of \$1,000,000.00 covering liability for any death, personal injury, property damage or other liability arising out of its construction and operation of the gas distribution systems herein and in addition, an excess liability (or "umbrella") policy in the amount of \$3,000,000.00.
 - (c) Elizabethtown Gas shall furnish to the Township of Stillwater a certified copy or Certificate of Insurance of each of the Policies as set forth herein.

Section V. Duration of Consent.

- A. Term. The Municipal Consent granted to Elizabethtown Gas herein is for a period of fifty (50) years from the effective date of this Ordinance.
- B. Public Hearing. Immediately prior to the fifty (50) year expiration of this Municipal Consent, the Township of Stillwater shall conduct public hearings regarding the performance of Elizabethtown Gas with the terms of this Municipal Consent. The public hearing shall be duly advertised and shall provide any opportunity for all interested persons to participate.

- C. Extension. Upon the conclusion of the public hearings as set forth herein, the Township of Stillwater shall consider such extension and such additional conditions as the record of the public hearings may warrant.
- D. Notice of Proceedings. Elizabethtown Gas shall give the Municipality timely written notice of at least fifteen (15) calendar days in advance of all proceedings initiated by Elizabethtown Gas or the N.J.B.P.U. or other Regulatory Agency, when such proceedings may affect the commitments, this Municipal Consent or relationship between Elizabethtown Gas and the Municipality, whether or not such notice is required by law. All submissions provided to such Regulatory Agency by Elizabethtown Gas shall also be provided to the Township of Stillwater.

Section VI. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of Competent jurisdiction, such Order or Judgment shall not affect or invalidate this remainder of any such article, section, subsection, paragraph or clause, and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section VII. Effective Date.

This Municipal Consent Ordinance shall become effective upon adoption and publication according to law, and only upon written acceptance of this Municipal Consent by Elizabethtown Gas, which written acceptance shall be filed with the Clerk of the Township of Stillwater within thirty (30) calendar days of the date after which Elizabethtown Gas receives notice of the passage of this Ordinance.

This Ordinance shall take effect immediately upon final adoption and publication according to law, and approval of the franchise hereby granted by the New Jersey Board of Public Utilities.

TOWNSHIP COMMITTEE OF
TOWNSHIP OF STILLWATER

_____, Mayor

Attest:

Valerie Ingles, RMC/CMR
Township Clerk

Introduced: June 16, 2026

Publication:

Final Adoption:

Publication by Title Only:

ROLL CALL VOTE:

	MOVE	SECOND	AYES	NAYS	ABSTAI	ABSENT
Rumsey						
Delaney						
Chammings						
Manser						
Scott						

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

ORDINANCE 2026-10

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 240 OF THE CODE OF THE TOWNSHIP OF STILLWATER, ENTITLED “LAND DEVELOPMENT”, MOST NOTABLY, SECTION 240-4, “DEFINITIONS” AND SECTION 240-104, “GENERAL REGULATIONS” TO INCLUDE AND DESIGNATE DATA CENTERS AS A NON-PERMITTED USE IN ALL ZONES WITHIN THE TOWNSHIP OF STILLWATER

WHEREAS, the Township of Stillwater Master Plan emphasizes protection of the Township’s rural character, agricultural lands, scenic landscapes, environmental resources and historic and cultural heritage; and,

WHEREAS, data centers, by their very nature, present an intense and unique form of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and,

WHEREAS, preliminary data cited by members of the New Jersey State Legislature has cautioned that large-scale data centers can use as much as three (3) to five (5) million gallons of water in a single day between liquid cooling and water consumed to generate the energy that powers them; and,

WHEREAS, this extreme volume of water usage impacts homes and businesses both within the Township, as well as the surrounding communities; and,

WHEREAS, preliminary studies noted by the State Legislature have also indicated that some data centers require three hundred (300) MW of electricity, which is roughly equivalent to the output of a small modular nuclear reactor; and,

WHEREAS, aside from increases in taxes and governmental services across the board, last year alone, the majority of the State has already seen consumer energy costs increase more than twenty percent (20%), with additional increases expected; and,

WHEREAS, these high-tech data centers that are proliferating throughout the State consume large amounts of electrical power at a time when energy costs are increasing for ratepayers; and,

WHEREAS, it is well established that overdevelopment, urbanization and overuse of environmental resources impact subterranean aquifers and the quality of drinking and other water resources and pose a substantial strain on a community’s water resources; and,

WHEREAS, the Township Committee is conscious of all of these hazards, such as, but not

limited to, depletion of critical groundwater resources and the impact on the environmental and natural resources posed by the scope, depth and pervasiveness of large-scale commercial data center operations; and,

WHEREAS, municipal regulations which are designed for the preservation of the environment and the protection of ecological values are a well-recognized, legitimate and proper exercise of municipal authority; and,

WHEREAS, the cutting and removal of trees has been found to cause and create increased soil erosion and dust, instability and deterioration in the value of surrounding property and other adverse environmental and geographical conditions; and,

WHEREAS, dramatic increases and changes in population and development caused by the impact of certain data center operations on residents, businesses, the environment and private and public property have imposed significant burdens on municipal resources and have created an increased need to balance the rights and interests of the residents and general public with that of the legitimate rights of property owners to conduct business without unreasonable regulation; and,

WHEREAS, in light of these significant changes in confluence with modern advancement in technology, scientific and environmental research that have allowed for a more accurate and comprehensive understanding of the hazards and dangers posed to surrounding property, environmental and natural resources, the general public and the proliferation and expansion of governmental regulation of the environment, safety and business in general, that have occurred since the enactment of the municipalities zoning and development regulations, the Mayor and Township Committee have determined it necessary and appropriate to amend and update its ordinances to adequately address data center uses in a manner that best reflects present needs and realities; and,

WHEREAS, the Mayor and Township Committee of the Township of Stillwater have determined that it is at this time necessary and appropriate and in the best interest of the health, safety and welfare of its residents and members of the public who visit, travel and/or conduct business in the Township, to amend the Township Code to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Township and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Stillwater, in the County of Sussex, State of New Jersey as follows:

Section 1. Chapter 240, “Land Development”, Article II, “Interpretation; Definitions”, § 240-4, “Definitions” of the Township Code of the Township of Stillwater is hereby amended, revised and supplemented to add a new section/subsection as follows:

DATA CENTER shall mean any facility, building or portion thereof primarily used for the storage, management, processing, transmission, mining, retrieval and/or distribution of digital data or information through the use of computers, servers, network equipment, cloud computing

systems, artificial intelligence processing systems, cryptocurrency mining equipment, telecommunications equipment or similar high-density computing infrastructure.

The term shall include all accessory structures, equipment and other uses customarily associated therewith, including, but not limited to, electrical substations, transformers, backup generators, battery storage systems, cooling and ventilation equipment, fuel storage, utility infrastructure, security facilities and data communications equipment.

Section 2. Chapter 240, “Land Development”, Article XI, “Zoning”, § 240-104, “General Regulations” of the Township Code of the Township of Stillwater is hereby amended, revised and supplemented to add a new subsection § 240-104M, entitled “Prohibited Uses” as follows:

- (1) Data centers, as defined in § 240-4 of the Township Code, shall be prohibited in all zoning districts within the Township of Stillwater, as defined in the Township Code.
- (2) No building, structure, use, occupancy, redevelopment plan, site plan and/or land use approval shall be established, constructed, expanded, converted, occupied, operated and/or maintained for use as a data center.
- (3) The prohibition contained herein shall include principal uses, accessory uses, conditional uses, server farms, cloud computing centers, artificial intelligence processing facilities, cryptocurrency mining operations, warehouse-style data processing facilities and any other substantially similar use or facility.
- (4) No interpretation of any permitted commercial, industrial, warehouse, utility, telecommunications, research, or technology use shall be construed to permit a data center, unless expressly authorized by the Township Code.
- (5) Any use determined by the Township Zoning Officer and/or any other Township entity and/or official to meet the definition of a data center shall be prohibited unless and until specifically permitted by amendment to the Township Code.

Section 3. The Township Clerk is hereby directed to give notice at least ten (10) calendar days prior to a hearing on the adoption of this Ordinance to the Sussex County Planning Board and/or to all other persons and/or entities entitled thereto, pursuant to N.J.S.A. 40:55D-15, including to the Municipal Clerks of adjoining municipalities.

Section 4. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Stillwater for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within thirty-five (35) calendar days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

Section 5. Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency only.

Section 6. Severability. Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are severable.

Section 7. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

Section 8. Prior actions. All actions of the Township of Stillwater taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

Section 9. Codification. This Ordinance may be renumbered for codification purposes.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Township Committee of the Township of Stillwater, introduced on June 16, 2026 and will be further considered for adoption after Public Hearing held on July 21, 2026 at 7:00 P.M. in the Stillwater Township Municipal Building, 964 Stillwater Road, Newton, New Jersey 07860.

Vera Rumsey, Mayor

ATTEST:

Valerie Ingles, RMC, CMR
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

ORDINANCE 2026-11

**ORDINANCE MAKING A SUPPLEMENTAL
APPROPRIATION OF \$75,000 FROM CAPITAL FUND
BALANCE FOR THE IMPROVEMENT OF THE
DEPARTMENT OF PUBLIC WORKS GARAGE IN AND
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, AS
FOLLOWS:**

Section 1. The bond ordinance of The Township of Stillwater, in the County of Sussex, New Jersey (the "Township"), heretofore adopted by the governing body thereof on April 21, 2026 and entitled: "Bond ordinance appropriating \$610,000 and authorizing the issuance of \$379,430 bonds and notes of the Township, for various improvement or purposes authorized to be undertaken by the Township of Stillwater, in the County of Sussex, New Jersey" (#2026-07) (the "Prior Ordinance"). The cost of the improvement described in Section 3 of this bond ordinance, estimated in April, 2026, at \$100,000 is now estimated at \$175,000. By the Prior Ordinance there has been appropriated to payment of the cost of said improvement the sum of \$100,000. It is now necessary for the Township to raise the additional sum of \$75,000 to meet the remainder of said \$175,000 estimated cost of said improvement not provided by the appropriation therefor made by the Prior Ordinance.

Section 2. The improvement described in Section 3(c) of the Prior Ordinance and Section 3 of this ordinance has heretofore been and is hereby authorized as a general improvement to be made or acquired by the Township and there is hereby appropriated therefor the sum of \$75,000 from Capital Fund Balance of the Township.

Section 3. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 2 of this ordinance is the improvement of the Department of Public Works Garage by the installation of new fuel tanks and pumps, 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 4. 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 5. This ordinance shall take effect after publication after final passage as provided by law.

TOWNSHIP COMMITTEE OF STILLWATER TOWNSHIP

**TOWNSHIP COMMITTEE
OF STILLWATER TOWNSHIP**

ATTEST:

Valerie Ingles, RMC/CMR
Township Clerk

Vera Rumsey, Mayor

DATED: Introduced: June 16, 2026
Adopted:

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

ORDINANCE 2026-12

**CAPITAL ORDINANCE APPROPRIATING \$24,000.00 FOR TOOL
PURCHASES TO OUTFIT THE DEPARTMENT OF PUBLIC WORKS**

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 described in Section 3 of this capital ordinance are hereby respectively authorized as general improvements to be made or acquired by the Township of Stillwater, New Jersey. For the said 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 therefore and amounting in the aggregate to \$24,000.00, which has heretofore been set aside for the improvement of purpose stated in Section 3 and now available therefore by virtue of provision in a previously adopted budget or budgets of the Township for capital improvement purposes.

Section 2. For the financing of said improvements or purposes and to meet the said \$24,000.00 appropriations, the Township will use funding as described in Section 3.

Section 3. The improvements hereby authorized and the several purposes for the allocation of which said obligations are to be spent, the appropriation made for an estimated cost of each such purpose, and the estimated maximum amount of funds to be spent for each such purpose, are respectively as follows:

Tools for the Department of Public Works:

\$24,000.00 Capital Fund Balance

All the aforesated improvements or purposes where applicable, are in accordance with specifications on file in the office of the Township Clerk, which specifications are hereby approved.

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

- (a) The said purposes described in Section 3 of this capital ordinance are capital expenses and are each 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 specifically 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 by this capital ordinance, is five (5) years.

Section 5. This capital ordinance shall take effect ten (10) 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: June 16, 2026
Adopted:

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2026-102

**RESOLUTION AUTHORIZING SHARED SERVICES
AGREEMENT WITH THE COUNTY OF SUSSEX FOR DEICING MATERIALS**

WHEREAS, the Township of Stillwater desires to enter into a Shared Services Agreement with the County of Sussex for the services of salt and snow grit storage, mixing and loading for the period of August 19, 2026 through August 18, 2031.

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

1. Pursuant to the provisions of the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., the Township Committee hereby adopts this Resolution authorizing the execution of the attached Shared Services Agreement with the County of Sussex for Deicing Materials.
2. A copy of the Shared Services Agreement with the County of Sussex shall be kept on file with the Township Clerk and shall be available for public inspection.
3. This resolution shall take effect immediately. However, it shall be void and of no effect in the event that the County of Sussex fails or refuses to execute the Agreement.

CERTIFICATION

I, Valerie Ingles, Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting on June 16, 2026.

Valerie Ingles, RMC, CMR
Township Clerk

**STILLWATER TOWNSHIP,
SUSSEX COUNTY**

RESOLUTION 2026-103

**THE TOWNSHIP COMMITTEE'S ACCEPTANCE OF THE
RESIGNATION OF KERI KLAMERUS AS A MEMBER OF THE
RECREATION COMMISSION WITH COMMITTEE
CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the acceptance of the resignation of Keri Klamerus as a member of the Recreation Commission effective May 31, 2026.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of June 19, 2026.

Valerie Ingles, RMC
Township Clerk

**TOWNSHIP OF STILLWATER
SUSSEX COUNTY, NEW JERSEY
RESOLUTION 2026-104**

RETAIL LIQUOR LICENSE RENEWALS 2026-2027

WHEREAS, the Township Committee of the Township of Stillwater, County of Sussex and State of New Jersey, pursuant to the authority vested in it by an act of Legislature, has heretofore by ordinance, provided for the sale of alcoholic beverage in the Township of Stillwater; and

WHEREAS, the following named Liquor License holder has filed an application for the license renewal and the Municipal Clerk has received the Tax Clearance Certificate for this establishment and all fees have been paid.

NOW, THEREFORE, BE IT RESOLVED, that the following liquor license known as Plenary Retail Consumption License be granted renewal for the period of July 1, 2026 to June 30, 2027.

LICENSE NUMBER

LICENSEE AND ADDRESS

1920-33-003-002	Stillwater Area Volunteer Fire Company 929 Stillwater Road Newton, New Jersey 07875
1920-33-010-003	North Shore House, LLC P. O. Box 167, 912, Route 622 Swartswood Road Stillwater, New Jersey 07875
1920-33-006-007	Hyde-Away Restaurant & Tap Room LLC 901 Route 521 Stillwater Township, NJ
1920-33-011-008	Stillwater Liquors LLC 911 Swartswood Road Stillwater Township, NJ
1920-44-008-004	Main Street Liquors, LLC PO Box 123, 906 Main Street Stillwater Township, NJ 07875

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized to issue the License herein granted, the same effective as provided by Law.

CERTIFICATION

I hereby certify that the foregoing resolution is a true copy was adopted by the Stillwater Township Committee at a regular meeting held on the 16th day of June, 2026.

Valerie Ingles, Municipal Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-105

**RESOLUTION AUTHORIZING THE TOWNSHIP OF STILLWATER
TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH MATTHEW LAMBERT**

WHEREAS, the Township of Stillwater has a need for a Certified Public Works Manager (CPWM) for the Department of Public Works; and

WHEREAS, the Township Committee has appointed Matthew Lambert as CPWM; and

WHEREAS, the Township Committee has agreed that an Employment Agreement will be beneficial for both the Municipality and Mr. Lambert; and

NOW, THEREFORE, BE IT RESOLVED by the Stillwater Township Committee that the Township is hereby authorized to enter into the attached Employment Agreement with Matthew Lambert.

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign the Employment Agreement.

This resolution shall be effective June 1, 2026.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held June 16, 2026, at the Stillwater Township Municipal Building, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC, CMR
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-106

**A RESOLUTION AUTHORIZING THE CANCELLATION OF A SHARED SERVICES
AGREEMENT BETWEEN STILLWATER TOWNSHIP AND FRANKFORD
TOWNSHIP AND PROVIDING THE REQUIRED THIRTY (30) DAY NOTICE**

WHEREAS, the Township of Stillwater and the Township of Frankford previously entered into a Shared Services Agreement dated February 10, 2026, for the provision of Certified Public Works Manager; and,

WHEREAS, Section II. Term of Agreement, Paragraph 2 of the aforementioned agreement permits either party to terminate the agreement without cause upon providing thirty (30) days prior written notice to the other party; and

WHEREAS, the Governing Body of Stillwater Township has determined that it is in the best interest of the municipality to cancel this agreement;

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

1. The Shared Services Agreement between the Township of Stillwater and the Township of Frankford for Certified Public Works Manager is hereby terminated, effective August 1, 2026.
2. The Mayor and the Municipal Clerk are hereby authorized and directed to execute and send a formal written notice of cancellation, accompanied by a certified copy of this Resolution, to Frankford Township.
3. A certified copy of this Resolution shall also be filed with the New Jersey Division of Local Government Services, as required by the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-4 et seq.).

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of June 16, 2026.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-107

AUTHORIZING REFUND OF PLANNING BOARD ESCROW ACCOUNTS

WHEREAS, the Chief Financial Officer has certified that the following property owners have Planning Board Escrow Account(s); and

WHEREAS, per the Planning Board Attorney and Engineer, said accounts are no longer necessary;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Stillwater Township that refunds be issued in the following amounts:

<u>Name & Address</u>	<u>Funding</u>	<u>Amount</u>
Carson	Escrow Acct	\$123.25
Total Refunds:		\$123.25

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held June 16, 2026, at the Stillwater Township Municipal Building, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC, CMR
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026 -108

**RESOLUTION TO AUTHORIZE REDEMPTION FOR TAX SALE CERTIFICATES
16-03 AND 0094 FOR PROPERTIES LOCATED AT OLD FOUNDRY ROAD AND
992 OLD FOUNDRY ROAD, STILLWATER, NEW JERSEY 07860**

WHEREAS, these 2 parcels were sold at Public Auction on October 21, 2009 for Delinquent municipal taxes, and

WHEREAS, the heirs of these properties have requested to redeem TSC # 16-03 and TSC # 0094 as of May 19, 2026.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Committee of the Township of Stillwater that the Tax Collector be authorized to refund to the Municipality in the amount of \$ 42,500.00. Funds have been deposited and cleared.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the Township Committee at their regular meeting held June 16, 2026, at the Stillwater Township Municipal Building, Stillwater, Sussex County, New Jersey.

Valerie Ingles, RMC, CMR
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-109

**A RESOLUTION URGING THE NEW JERSEY STATE LEGISLATURE AND
GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE
ACCOUNTABILITY TO FUEL TAX INCREASES**

WHEREAS, the residents of the State of New Jersey and the Township of Stillwater are burdened by one of the highest overall tax structures in the United States; and

WHEREAS, in 2016, the State of New Jersey enacted legislation restructuring the Transportation Trust Fund and implementing an automatic adjustment mechanism commonly referred to as the “gas tax escalator”; and

WHEREAS, the gas tax escalator permits periodic increases in the motor fuels tax without a direct vote of the New Jersey State Legislature; and

WHEREAS, such automatic increases lack transparency and reduce accountability to taxpayers, who bear the financial burden without corresponding legislative oversight; and

WHEREAS, increases in the motor fuels tax raise the cost of commuting, goods, and services, and place additional financial strain on working families, seniors, and businesses; and

WHEREAS, these increased costs also impact municipal operations, including transportation, public works, and service delivery, thereby placing further pressure on local budgets and, ultimately, property taxpayers; and

WHEREAS, the New Jersey Property Taxpayers Coalition has called for the repeal of the gas tax escalator as part of a broader effort to restore fiscal responsibility and taxpayer protections; and

WHEREAS, local governments have a responsibility to advocate for policies that protect their residents from unnecessary and unaccountable tax increases;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Stillwater, County of Sussex, State of New Jersey, that it hereby urges the New Jersey State Legislature and the Governor to:

1. Repeal the gas tax escalator; and
2. Require that any future increases in the motor fuels tax be subject to a direct vote of the Legislature; and
3. Restore transparency and accountability in the taxation process affecting New Jersey residents;

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded to the Governor of the State of New Jersey, the Senate President, the Speaker of the General Assembly, the members

of the New Jersey Legislature representing this district, and all municipalities within Sussex County.

BE IT FURTHER RESOLVED that this Resolution be made available to the public and shared with other municipalities as part of a coordinated effort to advocate for meaningful tax reform.

CERTIFICATION

I, Valerie Ingles, Municipal Clerk of the Township of Stillwater, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body at a meeting held on June 16, 2026.

Valerie Ingles, RMC, CMR
Municipal Clerk

STILLWATER TOWNSHIP
Sussex County, NJ

RESOLUTION 2026-110

**MAYOR'S APPOINTMENT OF MICHAEL OLDENBURG
AS A MEMBER OF THE STILLWATER AREA VOLUNTEER FIRE
DEPARTMENT WITH COMMITTEE CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the Mayor's appointment of Michael Oldenburg as a Member of the Stillwater Area Volunteer Fire Department.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, June 16, 2026.

CERTIFICATION

I, Valerie Ingles, Municipal Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of June 16, 2026.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NJ**

RESOLUTION 2026-111

**RESOLUTION RE: REQUESTING GOVERNOR MIKIE SHERRILL RESTORE
FULL FUNDING TO THE NEW JERSEY SCHOOL OF CONSERVATION**

WHEREAS, on October 21, 2022, the State of New Jersey Legislature amended N.J.S.A. 18A:641-1, et seq. transferring the direction of the New Jersey School of Conservation ("NJSOC") property from Montclair State University to the Friends of the New Jersey School of Conservation, a tax-exempt nonprofit organization; and

WHEREAS, pursuant to N.J.S.A. 18A:641-1, NJSOC shall be used in perpetuity as a school for environmental field study under the direction of the Friends of the NJSOC pursuant to a 20-year lease between the New Jersey Department of Environmental Protection and Friends of NJSOC; and

WHEREAS, N.J.S.A. 18A:641-5 provides that the State of New Jersey shall provide all moneys appropriated by an annual appropriations act for the maintenance and support of the NJSOC to the Friends of NJSOC, which shall expend the funds for the expenses necessary for the operation of the NJSOC, including maintenance of the grounds and buildings, purchase of equipment, funding educational programs, and housing students and teachers; and

WHEREAS, any monies appropriated under N.J.S.A. 18A:641-5 shall pass through the New Jersey Department of Environmental Protection to the Friends of NJSOC; and
WHEREAS, the State of New Jersey has eliminated funds for the operation and maintenance of the NJSOC thus forcing the NJSOC to close: and

WHEREAS, such a closing will hurt the local Sussex County economy, where the NJSOC has worked with 9 local businesses contributing \$1.7 million to the local economy over the past three years; and

WHEREAS, partnerships, associations and programs with numerous local community organizations including Sussex County ARC, Sussex County Library, Sussex County Self Sufficiency - NJ Youth Corps, Sussex County Chamber of Commerce will be curtailed; and

WHEREAS, eight Sussex County elementary schools who rely on their environmental education programming through field trips at the NJSOC will be halted; and

WHEREAS, a dozen Sussex County teachers who have attended teacher professional development training on conservation, stewardship and climate change will no longer have the benefit of this necessary training; and

WHEREAS, the Sussex County Community College has recently entered into a partnership to allow for field study, research and interns at the NJSOC for their students; and

WHEREAS, if not funded, the NJSOC would be forced to layoff of 30 dedicated professionals many who live in Sussex County,

NOW THEREFORE be it resolved, that the Sussex County Commissioners in full consideration of the negative impact to the economy of Sussex County, the State of New Jersey, the New Jersey Department of Environmental Protection, the students, educators and researchers of the state of New Jersey, call upon Governor Mikie Sherrill to immediately restore the New Jersey School of Conservation's budget request of Three million (\$3,000,000.00) Dollars.

BE IT FURTHER RESOLVED that the Clerk of the Board shall forward a certified true copy of this resolution to the Office of Governor Mikie Sherrill; Assemblywoman Dawn Fantasia, Assemblyman Michael Inganamort; and the New Jersey School of Conservation.

CERTIFICATION

I, Valerie Ingles, Township Clerk for the Township of Stillwater, hereby certify that the above Resolution was approved by the Township Committee of the Township of Stillwater at their regularly scheduled Township Committee Meeting of June 16, 2026.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2026-112

**RESOLUTION RESCINDING RESOLUTION 2026-100 ENTITLED “RESOLUTION OF
THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER AUTHORIZING
THE APPOINTMENT OF
JUSTIN CERNES AS PART-TIME SEASONAL DPW LABORER”**

WHEREAS, the Township of Stillwater adopted Resolution 2026-100 entitled “RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER AUTHORIZING THE APPOINTMENT OF JUSTIN CERNES AS PART-TIME SEASONAL DPW LABORER” at their meeting on June 9, 2026; and

WHEREAS, after that meeting, Mr. Chernes expressed he was no longer interested in the position; and

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Stillwater hereby rescinds Resolution 2026-100.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Township Committee of the Township of Stillwater at a meeting thereof duly called and held on June 16, 2026.

Valerie Ingles, RMC
Township Clerk

**STILLWATER TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2026-113

**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 June 16, 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 June 16, 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 6/16/26 - BILLS LIST #11**

Account	Date	Check #	Payee	Amount
Current				
	6/9/26	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 34,345.11
	6/9/26	31716	STILLWATER TWP BOE	\$ 493,732.85
			<i>Subtotal of Fund</i>	\$ 528,077.96
Grant				
			<i>Subtotal of Fund</i>	\$ -
Payroll Salary Agency				
	6/9/26	WIRE	STILLWATER TWP PAYROLL ACCT	\$ 21,956.19
	6/10/26	WIRE	IRS	\$ 7,548.41
	6/10/26	WIRE	STATE OF NJ - GIT	\$ 1,036.22
	6/10/26	WIRE	NATIONWIDE	\$ 112.00
	6/10/26	WIRE	EMPOWER (DCRP)	\$ 476.58
			<i>Subtotal of Fund</i>	\$ 31,129.40
Recycling Trust				
	6/9/26	WIRE	STILLWATER TWP PAYROLL AGENCY	\$ 82.12
			<i>Subtotal of Fund</i>	\$ 82.12
Special Trust				
	6/9/26	WIRE	EVENT MANAGER	\$ 100.00
			<i>Subtotal of Fund</i>	\$ 100.00
Escrow				
			<i>Subtotal of Fund</i>	\$ -
			<i>Grand Total All Manual Checks Issued:</i>	\$ 559,389.48
GRAND TOTAL OF BILLS				\$ 615,342.76

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

Check#	Vendor	Description	Payment	Check Total
31717	34 - AIRGAS USA, LLC	PO 17369 INV# 5524144691 4/30/2026	54.00	
		PO 17459 INV# 5524834628 5/31/2026	55.15	109.15
31718	1035 - AMAZON CAPITAL SERVICES	PO 17334 ORDER# 114-8277789-0987406,114-8914605-3	25.70	
		PO 17367 ORDER# 114-4621920-1394642 - 2026 MISS S	38.77	
		PO 17381 ORDER# 114-2461810-2514644 - SOLID WASTE	100.09	
		PO 17395 ORDER# 114-3044150-0258624 - DPW WATER C	132.99	297.55
31719	517 - AMERICAN WEAR INC.	PO 17434 INV# 10440712,10442868,10445074,10447234	343.88	343.88
31720	1431 - ANDREW SIMONIS	PO 17457 1ST AND 2ND QTR 2026 MILEAGE - ELECTRICA	253.75	253.75
31721	792 - BLAIRSTOWN ACE HARDWARE	PO 17404 INV# 046554/1 - DEPT SUPPLIES	53.94	53.94
31722	1339 - BRITTANY ARMSTRONG	PO 17432 INV# 610 - CLEANING SERVICES - MAY 2026	938.52	938.52
31723	1362 - CAMPBELL SUPPLY COMPANY	PO 17374 ESTIMATE DATED 5/11/26 - STFD VEHICLE MA	1,179.96	
		PO 17375 ESTIMATE DATED 5/8/26 - STFD VEHICLE MAI	1,179.98	2,359.94
31724	1512 - CAR CRAFT TRUCK WORKS	PO 17427 INS CLAIM# GCSTI093835 - SUPPLEMENTAL IN	5,678.81	5,678.81
31725	1515 - CRYSTAL MOUNTAIN SPRINGS	PO 17396 INV# M6632 - SPRING WATER 5/21/2026	13.98	13.98
31726	1333 - ERIC M BERNSTEIN LLC	PO 17436 INV# 99240-99249 - LEGAL SERVICES - MAY	6,608.00	6,608.00
31727	1102 - FARMSIDE LANDSCAPE & DESIGN	PO 17317 2026 FIELD MAINTENANCE CONTRACT - NTE \$1	2,238.09	2,238.09
31728	1543 - FF1 APARATUS LLC	PO 17443 INV# 202305924 - STFD VEHICLE MAINTENANC	32.00	32.00
31729	1161 - GANNETT NY-NJ LOCALiQ	PO 17418 INV# 7712408 - ADVERTISING - MAY 2026	150.28	150.28
31730	121 - GARDEN STATE LABORATORIES INC.	PO 17430 INV# 611234 - WATER TESTING 5/26/2026	365.00	365.00
31731	128 - HOME DEPOT CREDIT SERVICES	PO 17365 RECEIPT 5/13/26 - DEPT SUPPLIES	48.57	
		PO 17449 RECEIPT 6/5/2026 - TOOLS; DPW VEHICLE MA	407.59	456.16
31732	41 - JCP&L	PO 17415 INV# 5/28/2026 ACCT# 100137770515	225.01	
		PO 17463 INV# 95149964111 ACCT# 200000020731 6/1	691.15	916.16
31733	844 - JESCO INC.	PO 17318 QUOTE# 070819 - BACKHOE	4,144.07	4,144.07
31734	817 - JP MONZO MUNICIPAL CONSULTING, LLC	PO 17358 REGISTRATION - "UNDERSTANDING THE FY 202	50.00	50.00
31735	44 - MGL PRINTING SOLUTIONS	PO 17414 INV# 224272 - TAX PAYMENT STICKERS	139.00	139.00
31736	87 - MONTAGUE TOOL AND SUPPLY COMPANY	PO 17364 INV# 0304861-01 - TOOLS	199.90	199.90
31737	1507 - NATIONAL FUEL OIL INC.	PO 17383 TICKET# 116083 - WINTER DYED DIESEL (DPW	1,276.44	1,276.44
31738	401 - NEW JERSEY HERALD	PO 17363 ACCT# QQ1454715 - SUBSCRIPTION	30.00	30.00
31739	401 - NEW JERSEY HERALD	PO 17417 ACCT# QQ1454715 - SUBSCRIPTION	30.00	30.00
31740	52 - NORTH EAST PARTS GROUP, LLC	PO 17445 INV# 360298 - TH GENERATOR	199.99	199.99
31741	1158 - PLANET NETWORKS, INC	PO 17411 INV# INV-2606-0417686- PHONES/INTERNET/E	1,370.40	1,370.40
31742	794 - PORTASOFT OF MORRIS CO.	PO 17429 INV# 3141 - MAINTENANCE AGREEMENT 6/1/26	337.00	337.00
31743	76 - R & L DATA CENTERS INCORPORATED	PO 17416 INV# 117911 - PAYROLL SERVICES - MAY 202	538.10	538.10
31744	1364 - SCHENCK PRICE SMITH & KING LLP	PO 17378 INV# 1312722 - TAX APPEALS	523.95	
		PO 17379 INV# 1312723 - IN-REM FORECLOSURES	292.95	
		PO 17446 INV# 1315944 - IN-REM FORECLOSURES	159.60	976.50
31745	90 - SCMUA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 17377 INV# 10501,10535 - SOLID WASTE DISP; COM	2,068.65	
		PO 17397 INV# 10573 - SOLID WASTE DISP; COMINGLED	987.50	
		PO 17431 INV# 10607 - SOLID WASTE DISP; COMINGLED	831.60	
		PO 17439 INV# 10637 - SOLID WASTE DISP; COMINGLED	931.70	4,819.45
31746	360 - SEELY BROS. FLAG	PO 17380 INV# 5815 - FLAGS	449.00	449.00
31747	939 - SEPTICARE	PO 17370 INV# P050126-08 - PORTAJOHNS RENTALS - MA	451.50	451.50
31748	425 - STAPLES	PO 17360 ORDER# 7679985405 - OFFICE SUPPLIES	128.84	128.84
31749	165 - THE PRINTING CENTER, INC.	PO 17384 INV# 7585T - PRINTING - 6/2/2026 PRIMARY	1,952.55	1,952.55
31750	156 - TRACTOR SUPPLY CREDIT PLAN	PO 17372 TICKET# 998493 - DEPT SUPPLIES	26.97	26.97
31751	23 - TREASURER - STATE OF NEW JERSEY	PO 17444 INV# 260460800 - STORMWATER DISCHARGE PE	1,050.00	1,050.00
31752	286 - TRI-STATE RENTALS INC.	PO 17450 INV# 87451 - 2023 ZERO TURN MOWER	42.55	42.55
31753	1549 - TYLER CROWLEY	PO 17407 RECEIPT 6/3/26 - STFD BACKGROUND CHECK	45.73	45.73
31754	574 - VALLEY PHYSICIAN SERVICES	PO 17361 INV# 1425962C5622 - PROG ADMIN FEE APR 2	300.00	300.00
31755	11 - VERIZON WIRELESS	PO 17362 INV# 6142531335 ACCT# 842357065-00001	115.02	115.02
31756	11 - VERIZON WIRELESS	PO 17456 INV# 6145049551 ACCT# 842357065-00001	115.02	115.02
31757	568 - WB MASON CO., INC	PO 17368 ORDER# \$161947627 - OFFICE SUPPLIES	105.88	105.88
TOTAL				39,709.12

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

Check#	Vendor	Description	Payment	Check Total
1112	907 - 4IMPRINT	PO 17388 ORDER# 31551895 - BAGS/HATS (2026 CC GRA	3,108.57	
1113	1035 - AMAZON CAPITAL SERVICES	PO 17405 ORDER# 31597508 - HALLOWEEN BAGS (2026 C PO 17334 ORDER# 114-8277789-0987406,114-8914605-3	300.54 182.77	3,409.11
1114	1187 - TRAFFIC SAFETY STORE	PO 17389 ORDER# 114-9058688-0224232 - SAFETY VEST PO 17406 QUOTE# QTB414140 - LITTER PATROL SIGNS/S	175.98 2,357.70	358.75 2,357.70
TOTAL				6,125.56

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

Check#	Vendor	Description	Payment	Check Total
764	238 - T.A. MOUNTFORD COMPANY	PO 17339 ESTIMATE# 88810 - MAIN OFFICE COPIER (OR	7,207.00	7,207.00
TOTAL				7,207.00

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

Check#	Vendor	Description	Payment	Check Total
1042	1333 - ERIC M BERNSTEIN LLC	PO 17436 INV# 99240-99249 - LEGAL SERVICES - MAY	1,472.00	1,472.00
TOTAL				1,472.00

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

Check#	Vendor	Description	Payment	Check Total
787	1472 - LOEFFELS WASTE OIL SERVICES LLC	PO 17428 INV# 22409 - USED OIL REMOVAL FROM DPW G	435.60	435.60
788	90 - SCMJA-SUSSEX CTY MUNIC UTIL'S AUTH	PO 17377 INV# 10501,10535 - SOLID WASTE DISP; COM PO 17397 INV# 10573 - SOLID WASTE DISP; COMINGLED PO 17431 INV# 10607 - SOLID WASTE DISP; COMINGLED PO 17439 INV# 10637 - SOLID WASTE DISP; COMINGLED	268.45 219.70 120.90 135.20	
789	939 - SEPTICARE	PO 17371 INV# P050126-07 - PORTAJOHNS RENTAL - MA PO 17447 INV# P060126-04 - PORTAJOHNS RENTAL - JU	68.25 68.25	744.25 136.50
TOTAL				1,316.35

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**List of Bills - (7910101000001) ESCROW - CASH
ESCROW - SUBDIVISION ACCOUNT**

Check#	Vendor	Description	Payment	Check Total
10451	1541 - ESTATE OF MARTHA CARSON	PO 17356 REFUND - PLANNING BOARD REFUND PER RESO	123.25	123.25
TOTAL				123.25