

**TOWNSHIP OF STILLWATER
TOWNSHIP COMMITTEE**

**MAY 19, 2026
MEETING MINUTES**

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor V. Rumsey at 6:06 p.m. Mayor V. Rumsey stated that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 the Sunshine Law and that adequate notice of the meeting has been published in the New Jersey Herald as to the time, place, and date of meetings, and is posted in the usual location of posted notices in the municipal building as well as electronically on the township website.

ROLL CALL: Committeeman D. Manser, Committeewoman L. Chammings, Committeeman G. Scott, and Mayor V. Rumsey

ABSENT: Deputy Mayor D. Delaney

Also Present: Attorney Eric Bernstein, Esq.

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Committeeman G. Scott, seconded by Committeeman D. Manser, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:07 p.m.

**STILLWATER TOWNSHIP COMMITTEE
RESOLUTION FOR EXECUTIVE SESSION**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from that portion of this meeting.
2. The general nature of the subject matter to be discussed is as follows: Personnel, Litigation/Potential Litigation, Attorney Client
3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved.

A MOTION was made by Mayor V. Rumsey and seconded by Committeeman D. Manser, to end Executive Session, and go back into Regular Session at 6:55 P.M.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor V. Rumsey; yes. Motion carried forward with all in favor.

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body were present, commencing from the Executive Session, and are present to recommence this open session, along with the Township Attorney and the Township Clerk. There was a discussion on personnel matters relating to the DPW; formal action will be taken later in the evening. There was a discussion regarding ongoing issues with the DPW; no formal action needs to be taken. Legal advice was given to the Township Committee pertaining to some ongoing issues; no formal action needs to be taken at this time.

Committeeman G. Scott stated that today was Committeeman D. Manser's birthday.

ROLL CALL: Committeeman D. Manser, Committeewoman L. Chammings, Committeeman G. Scott, and Mayor V. Rumsey

ABSENT: Deputy Mayor D. Delaney

FLAG SALUTE: Mayor V. Rumsey led the Flag Salute.

PRESENTATION- HABITAT FOR HUMANITY- Kyle Stuber, Director of Development
Habitat for Humanity Northwest New Jersey

Mr. Stuber gave a presentation on the Habitat for Humanity home building process. They are currently working on a house in Wantage and are looking to get a Restore in Sussex County. Habitat provides a 30-year loan to the homeowners at 0% interest. The homes that they build are valued at \$180,000 - \$200,000 approximately and appraised at about \$330,000 - \$340,000. The homeowner pays the taxes and utilities. They are looking for municipalities to gift township owned properties, with or without a home on them. These homes also help meet the new affordable housing requirements. The homeowners must also put "sweat equity" into building by providing 250 hours of work per adult, into helping to build the home. The municipality would get two for one affordable housing credits working with Habitat for Humanity. They style the homes to match the neighborhood so that it blends in.

Committeewoman L. Chammings asked how they can begin the process. Mr. Stuber responded that him being there doing a presentation and discussing is the first step. The next would be to look over the town owned properties and see if any properties would work. Committeewoman L. Chammings also asked about doing a well and septic system as there isn't public water and sewer here except for Paulinskill Lake area. Mr. Stuber replied that they have put in well and septic's before as well. He said that they are open to anything but don't prefer homeowners to be in an HOA and put that pressure on them.

Township Resident J. Szabo asked about the impact on the schools. Mr. Stuber responded that the families may have children that would be attending the schools and that the homeowner would be paying the taxes to the schools.

Township Resident K. Draghi asked what would happen if the family needed to leave and had to sell the home or foreclose. Mr. Stuber responded that they haven't had a foreclosure in any of their Habitat Sussex County or Warren County Homes. They are very close with their families and if they fall behind on their payments they would check in with them to see if they need help with anything.

Committeewoman L. Chammings asked when they could start building. Mr. Stuber responded that they could possibly start in the fall. Homes are completed in approximately 8 months.

The Committee thanked Mr. Stuber for coming out and giving a presentation.

COMMITTEE REPORTS:

Committeeman David Manser

Committeeman D. Manser stated that the recycling center has been busy. There are still issues with the co-mingled bin which he saw had Styrofoam in it. He reminded residents again that if they have a question, please ask and not just throw things in the bins.

Committeeman D. Manser couldn't attend the rec meeting, but he knows that they are diligently planning Stillwater Day which is on June 6th starting at 2pm at Veterans Park. There are no fireworks this year, but many other fun things are planned.

Stillwater School's budget has passed. They have their boiler project that they are working on this summer. The boiler is 30+ years old, and they can no longer get replacement parts for it and they're afraid of it going down over the winter. They are working on the 1998 addition problem and a plan. They're preparing for the end of the school year. The Kittatinny school board also passed their budget and Stillwater's tax portion went down. People should start looking for the state for more funding, the schools are doing all they can to keep costs down, but they can only do so much. He said the test scores that the children put out are a sentiment to the education that they're being provided. These test scores at Stillwater & Kittatinny are way higher than some of the schools that are getting way more funding.

Committeewoman Lisa Chammings

Committeewoman L. Chammings stated that she attended two CERT events; Stop the Bleed and SARS training. She also had two OEM training courses. She commended Hilary Manser on the Crimestoppers fundraiser dinner. She stated that it was very well attended. She also notified the public that the recent dog dumping situation was heard in court and will now be going on to the Grand Jury.

Committeewoman L. Chammings assisted with the landscaping at the Community Center with Committeeman D. Manser and the 4th grade Gardening Club from Stillwater School. She stated that it looks nice.

She attended the Habitat for Humanity fundraiser at Perona Farms.

The Environmental Commission has submitted the Trails Grant for Veterans Park. They also discussed future guest speakers for their meetings. The Fredon cell tower meeting has been moved to June. They collected 500lbs of plastic for TREX at the school. They also discussed possibilities of how to do water surface testing.

The Zoning Board had memorialized resolutions Saddleback Road and Morningside Drive. They also discussed Airbnb's and Plymouth Lake members were present. Tammy Horsefield was present to discuss Airbnb's. They paid their bills.

Committeeman George Scott

The Stillwater Fire Department was dispatched to 81 fire calls and 178 EMS calls to date. They are preparing for Stillwater Day and their big golf outing fundraiser in June. They recently had a drill where members practiced cutting a donated car with the Holmatro Rescue Jaws along with the Fredon Fire Department. They currently have two members in Firefighter 1 and 2 training, one member in Fire Officer 1 training, one member in Fire Official training and one new member that will be starting Firefighter 1 training soon. They are working with their grant writer on the recently released American Firefighter Grant. All apparatus are in service and they're starting to do the annual mandatory pump, ladder, and hose testing along with annual preventative maintenance services on all the trucks.

Committeeman G. Scott stated that there was some discussion on the DPW during executive session under personnel matters.

Mayor Vera Rumsey

Mayor V. Rumsey stated that she and Deputy Mayor D. Delaney attended a meeting on Saturday with the County Commissioners. County Commissioner Jill Space hosted the meeting. They discussed the 250th celebration on June 7th at 3:00pm at the Fairgrounds. They are looking for a proclamation from each town and for an item to add to the time capsule. She is going to reach out to the Historical Society to see if they have an object to put in the time capsule. Stillwater School will be doing the township board display for the 250th celebration and it will also be the board for the week at the Fair for Stillwater Township.

Sussex County Commissioner Jill Space invited all Mayors to take a tour of a data center which her and Deputy Mayor D. Delaney are going to try to do. She stated that they are going to hold the discussion on the draft Ordinance banning the data centers until they are better educated on them.

Mayor V. Rumsey attended a Law Enforcement Quarterly, Mayor's and Clerk's meeting where the Sussex County Sheriff's and NJSP were in attendance. Mr. Perez, Sussex County Prosecutor, was also at the meeting to introduce himself. They received an update on the new E-bike and helmet laws, different crimes in the area, and shared some other ideas with municipalities. She thanked the Sheriff's Department for the wonderful job that they've been doing in Stillwater Township, stopping people when speeding and tractor trailers.

They're going to be holding more interviews for the DPW Truck Driver/Laborer position on Friday.

Mayor V. Rumsey also stated that there will be a Celebration of Life for DPW Supervisor Jerry Leatham at the Stillwater Fire House on Saturday, May 23rd at 2:00pm. All are invited to stop by.

AMENDMENTS TO AGENDA

Committeeman G. Scott requested to have discussion items #1 and 3 removed from the agenda. Committeewoman L. Chamings requested Resolution 2026-098 and Resolution 2026-099 be added to the agenda.

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

Township Resident H. Fisher from Old Schoolhouse Road read her concerns regarding the potential Cannabis Ordinance and asked that her questions that she had previously emailed to the Clerk be added to the meeting minutes. She stated that she feels that a cannabis facility should be located in a commercial zoning district and on the main roads. She would also like the Ordinance to be amended to say it's a 10-acre minimum lot requirement, much larger buffers, located on a main road, explicitly state that it is for one (1) approved location. It would allow cultivation and manufacturing, but it does not clearly define enforceable limits on the scale, intensity or the long-term expansion. It does not currently define how many locations one licensed person may have. She noted her concern at the Clerk's answer to one of her questions that a future township committee could change the Ordinance in the future without direct voter input. She's concerned it could turn into a larger industrial organization in the future, which would go against the township's rural character. She does not think the Ordinance should be adopted without much clearer and more specific standards in place. The Ordinance defines a "microbusiness", but it does not require it to be a microbusiness. There is no language in the Ordinance limiting all cultivation and manufacturing to facilities that are 2,500 square feet. There is no requirement that operations are capped at 10 employees. Operations are set from 9am to 9pm. She feels that this Ordinance should be stating that cannabis is a non-permitted use. If it does become a permitted use the language in the Ordinance needs to be much tighter.

Stillwater Cannabis Ordinance Questions

1. Scale & Rural Character

- Was the intent of this ordinance to allow small farm-style operations, or potentially large commercial cannabis campuses?
- Since the ordinance does not appear to cap standard cultivation size, could a large Tier I-VI operation be approved in Stillwater?
- Would the Township consider limits on:
 - canopy size
 - total building square footage
 - greenhouse coverage
 - manufacturing on the same premises

2. Licensing Structure, Single-Site Control & Ownership Alignment

- Does each cannabis license in Stillwater apply to one single physical site only, or could a license holder operate multiple approved cultivation or manufacturing locations under the same license over time?
- If additional sites are allowed or requested in the future, what prevents gradual expansion across multiple township properties?
- Would the Township consider limiting each license to one site, one parcel, and one facility only to ensure containment?
- Would the Township consider requiring that the landowner and the license holder be the same legal entity or directly affiliated, to prevent speculative leasing or third-party industrial operators controlling multiple properties?
- If a license is transferred or sold, how is continuity of “single-site limitation” enforced?
- Could future Township Committees expand either the number of licenses or permitted sites without voter input?

3. Building Size & Industrial Features

- The NJ CRC defines cultivation tiers by “mature canopy area,” not total building size. Has the Township estimated the realistic total footprint once HVAC, processing, loading, offices, generators, odor control, parking, and security infrastructure are included?
- Could a Tier I canopy realistically result in a much larger commercial-style facility footprint?
- How will the Township prevent cannabis facilities from evolving into industrial-style campuses inconsistent with Stillwater’s rural character?

4. Security & Appearance

- How will the Township address the visual impact of:
 - 8-foot fencing
 - commercial gates
 - surveillance systems
 - lighting
 - generators
 - and large HVAC equipment in residential/rural areas
- Would the Township consider architectural, landscaping, or screening standards to preserve the appearance of beautiful agricultural properties rather than industrial compounds?

5. Odor, Noise & Enforcement

- How will odor complaints be independently monitored and enforced over time?
- Who pays if ongoing odor, noise, lighting, or air-quality enforcement becomes expensive?
- Will acoustical studies or independent odor testing be required before approval?
- What protections exist against continuous mechanical noise from exhaust fans, condensers, dehumidifiers, and backup generators?

6. Environmental & Water Protection

- What protections exist for wells, streams, wetlands, septic systems, and groundwater?
- Will pesticide, fertilizer, wastewater, and chemical disposal practices be independently monitored?
- What contingency plans exist for spills, fires, equipment failures, or environmental contamination?

7. Buffers & Compatibility

- Why were 100-foot residential setbacks selected for facilities that may include industrial-scale security, HVAC, lighting, and odor-control systems?
- Were larger rural setbacks considered?

8. Fiscal Impact

- What is the Township’s estimated net financial benefit after:
 - legal costs

- engineering review
- inspections
- enforcement
- emergency services
- long-term oversight
- Will the license fees and cannabis tax revenue meaningfully offset residential property taxes?
- If oversight and infrastructure costs exceed revenue, will taxpayers absorb the difference?
- Has the Township evaluated long-term road, emergency-response, and infrastructure impacts?

9. Long-Term Planning

- How does this ordinance align with Stillwater's long-term rural vision and master plan goals?
- Once cultivation and manufacturing are approved, how difficult would it be to tighten restrictions later?
- Could future Township Committees expand the number or scale of cannabis licenses without direct voter input?
- Does approving cultivation and manufacturing now create future pressure for retail sales or expanded cannabis uses later?

10. Tax Determination & Verification

- How will the 2% transfer tax be calculated and verified in practice?
- Will the Township rely solely on self-reported revenue from the license holder, or will there be independent auditing or third-party verification?
- What documentation will be required to confirm "receipts" or "value" of transfers between facilities?
- What enforcement mechanisms exist to ensure accurate reporting and prevent underreporting or valuation disputes?
- Will the Township have audit rights, and if so, how frequently and at whose expense?

Township Resident T.J. Norcia stated that he owns the business on Fairview Lake Road and that the NJ Department of Agriculture was present at the meeting to answer any questions that anyone may have for the state. There's a barn and two greenhouses not over 100 feet. He stated that he does not have any lights on at night and there are no industrial buildings there. The State regulations are that he can grow up to a 3-acre space, his site is 2 acres, and he will not be increasing it. It's CBD for health and wellness. A new law was passed so he's now allowed to sell to the new dispensaries. Previously it was only to consumers. He doesn't use pesticides and the season is beginning in the next 2-3 weeks. Harvesting is in October and everything is shut down for the season in November. He makes gummies, tinctures, etc. The image that was posted on Facebook was of a big industrial facility which is not what's here. He's the only employee and has friends and family who come help if needed on the weekends.

Township Resident D. Fisher asked if the Township is enforcing a microbusiness. The Township Attorney replied that the Ordinance follows the state guidelines. It's for a standard license for one (1) class one (1) license and one (1) class two (2) license.

Township Resident Dr. Mattis stated that he ran the emergency center for 25 years and made it one of the best emergency departments in the state. He opened Newton and Sparta Urgent Care and made them some of the best urgent cares in the state. His commitment has been to always make things better. TJ went to him to ask to have a couple of acres to grow hemp/CBD. They were one of the first farms to get licensed by the state for hemp/CBD. The state has used them as an example of how things should be done. The state comes up to inspect them three to four times

during the growing season and takes samples. There is high security there. If he felt it would be bad for his neighbors or the environment, he would have stopped it.

Township Resident L. Sylvester stated that he is opposed to the Ordinance on how it's written. He shared his experience with someone that lived near him and intended on opening a cannabis facility in a residential area. He thinks it should be limited to one location, and the size should be changed. He has questions about spot zoning. He feels putting a limit on the number of licenses issued to one (1) could open the town up for a lawsuit. He feels that the size of the property should be a minimum of 100 acres to be considered. Definitions of "business" are not in it, and he feels setbacks should be further. He expressed concerns about water contamination and ground water protection. He will share his recommendations with the Planning Board at their meeting tomorrow night.

Township Resident H. Manser stated that she was speaking strictly on behalf of herself as a resident. She states that she echoes what L. Sylvester says. She also thanked Dr. Mattis for all the contributions he's made over the years. She's a 35-year resident and chose to live in Stillwater for what it represents. Open Space, farms, families, quiet neighborhoods and a rural quality of life. Decisions made by this Town Committee will shape what the town becomes in the future. She asked if the estimated revenue gain is worth permanently changing the character of the community, increased traffic, security, odor concerns, infrastructure demands or future expansions. Will it affect property values and affect attracting more families from coming here? She stated that 70% of municipalities have completely opted out of cannabis industry entirely in the state. She stated the Stillwater's slogan is that it's a "Clean Community" and that the Committee should be protecting the integrity and character of the town.

Township Resident R. Kelsky echoed the previous comments. He stated that the Ordinance hearing changes the nature and character of the community. He feels that it needs to be a lot tighter of an Ordinance. He thinks the hours of operation are too long as well. He feels that it is inconsistent with Stillwater's master plan.

Township Resident G. Dvorsky expressed concerns with water usage and other environmental concerns. He stated that there is a lot of water usage consumption at cannabis facilities and runoff. He stated that he wouldn't want it in his neighborhood.

Township Resident C. Castner stated that he is not for or against the cannabis Ordinance. Farmers should have a right to farm. He stated that he took a tour of a local well-run facility. His concern is with the broad Ordinance. Once something is added as a permitted use, there is a concern that future concerns such as odor, lighting, noise, traffic, security or other impacts will be harder to address because operators are protected under the Ordinance. Cannabis cultivation is also different from other agricultural crops. He's asking the Township Committee to wait to finalize any cannabis ordinance until additional consideration can be given to appropriate safeguards and enforcement standards. Odor mitigation standards, noise limitations, security requirements, and have clean guidelines. The Zoning officer and town officials should have clear operational guidelines in place with how to deal with complaints. He feels it is possible to support agriculture, respect property rights, and ensure that neighboring residents are protected from unintended consequences. Taking additional time now to carefully craft these regulations

will serve the township far better in the long run than rushing to adopt an ordinance that may later prove difficult to revise.

Township Resident TJ Norcia noted that he just wanted to inform the public that their farm uses water that's pumped from a 15-acre lake on the property. He's not using well pumped water.

No further public comment.

Public Session Closed.

OLD BUSINESS:

ORDINANCE PUBLIC HEARING

ORDINANCE 2026- 08 AN ORDINANCE OF THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING SUPPLEMENTING AND REVISING ORDINANCE § 240-134 ENTITLED "CANNABIS" *[Public Hearing- Final Adoption to be at a later date]*

The Discussions for Ordinance 2026-08 took place during the Public Session. Township Attorney E. Bernstein stated that under the law, this Ordinance was sent for review by the Planning Board. The Planning Board is due to review the Ordinance on May 20th, 2026. Therefore the governing body can take no action on Ordinance 2026-08. He's asking that the matter be moved to the June 16, 2026 meeting at 7:00 pm or soon thereafter to continue the discussion.

A MOTION was made by Committeeman G. Scott and seconded by Mayor V. Rumsey to submit the Ordinance and Application to the Planning Board so they may review the documents at their meeting and to continue the public hearing and possible final adoption on June 16, 2026.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor V. Rumsey; yes. Motion carried forward with all in favor.

NEW BUSINESS:

RESOLUTIONS

RESOLUTION 2026-091 MAYOR'S ACCEPTANCE OF THE RESIGNATION OF PENNY HOLENSTEIN AS TAX ASSESSOR

Mayor V. Rumsey noted that P. Holenstein was retiring.

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman L. Chammings, to adopt Resolution 2026-091.

The Committee wished P. Holenstein all the best and asked that a letter of gratitude be sent to her. Committeewoman L. Chammings asked that a gift be purchased as well.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor V. Rumsey; yes. Motion carried with all in favor.

RESOLUTION 2026-092

A RESOLUTION OF THE MAYOR AND COMMITTEE
OF THE TOWNSHIP OF STILLWATER, COUNTY OF
SUSSEX, STATE OF NEW JERSEY, APPOINTING
SCOTT J. HOLZHAUER AS TOWNSHIP TAX
ASSESSOR

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to adopt Resolution 2026-092.

Mayor V. Rumsey noted that Mr. Holzhauer will have the same availability as P. Holenstein, but please check the website for updates. Committeewoman L. Chammings asked that the certification date at the bottom of the resolution be changed as it stated “March” not “May”.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor V. Rumsey; yes. Motion carried forward with all in favor.

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 5, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE-** None

***REPORTS:**

1. Community Center Receipt Report – April 2026
2. Recreation Commission Report – April 2026
3. Board of Health Receipts –April 2026
4. Vacant/Abandoned Property Registration Report – April 2026
5. Convenience Center Report – April 2026
6. Registrar Report – April 2026
7. Certified Copies Report – April 2026
8. ACO Report – April 2026
9. Landlord Registration Fees- April 2026

10. Tax Collector's Report- April 2026
11. Office of Construction Official Report- April 2026
12. Zoning Officer's Report- April 2026
13. Peddler License Report- April 2026
14. Sussex County Health Department Report- April 2026
15. Sussex County Health Department Monthly Rabies Data Report- April 2026
16. DPW Monthly Report- April 2026

***RESOLUTIONS:**

RESOLUTION 2026-093 AUTHORIZING REFUND OF ZONING BOARD
ESCROW ACCOUNTS

RESOLUTION 2026-094 RESOLUTION APPROVING THE DISPOSAL OF
TOWNSHIP ITEMS

RESOLUTION 2026-095 RESOLUTION TO AMEND 2026 BUDGET TO
INCLUDE THE 2026 CLEAN COMMUNITIES GRANT

RESOLUTION 2026-096 RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE BIDS FOR THE SALE OF MUNICIPAL
PROPERTY IDENTIFIED AS BLOCK 305, LOT 6;
BLOCK 308, LOT 2; BLOCK 308, LOT 14; BLOCK 404,
LOT 1; BLOCK 415, LOT 20; BLOCK 502, LOT 11,
BLOCK 508, LOT 11; BLOCK 901, LOT 12; BLOCK
1101, LOT 42; BLOCK 1201, LOT 51; BLOCK 1901,
LOT 15; BLOCK 3902, LOT 5; BLOCK 3902; LOT 8;
BLOCK 4003, LOT 10; BLOCK 4101, LOT 5; BLOCK
4202, LOT 8; AND BLOCK 4407, LOT 4

APPROVAL OF THE CONSENT AGENDA

Committeewoman L. Chammings asked that Resolution 2026-096 be pulled from the Consent Agenda for a separate vote. She asked about the Bed and Breakfast deposit on the Landlord Registration Report. Municipal Clerk V. Ingles stated that the Zoning Officer had instructed her to deposit the fee for the Bed & Breakfast application and in the event that they're not a true bed & breakfast, it could be refunded.

A MOTION was made by Committeeman D. Manser and seconded by Mayor V. Rumsey adopt the Consent Agenda, except for Resolution 2026-096.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; abstain, Mayor V. Rumsey; yes. Motion carried with three in favor and one abstention.

RESOLUTION 2026-096

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BIDS FOR THE SALE OF MUNICIPAL PROPERTY IDENTIFIED AS BLOCK 305, LOT 6; BLOCK 308, LOT 2; BLOCK 308, LOT 14; BLOCK 404, LOT 1; BLOCK 415, LOT 20; BLOCK 502, LOT 11, BLOCK 508, LOT 11; BLOCK 901, LOT 12; BLOCK 1101, LOT 42; BLOCK 1201, LOT 51; BLOCK 1901, LOT 15; BLOCK 3902, LOT 5; BLOCK 3902; LOT 8; BLOCK 4003, LOT 10; BLOCK 4101, LOT 5; BLOCK 4202, LOT 8; AND BLOCK 4407, LOT 4

WHEREAS, by way of Ordinance 2026-05, duly adopted on April 21, 2026, and pursuant to N.J.S.A. 40A:12-13, the Township of Stillwater (“Township”) authorized the sale of municipal property, specifically Block 305, Lot 6; Block 308, Lot 2; Block 308, Lot 14; Block 404, Lot 1; Block 415, Lot 20; Block 502, Lot 11, Block 508, Lot 11; Block 901, Lot 12; Block 1101, Lot 42; Block 1201, Lot 51; Block 1901, Lot 15; Block 3902, Lot 5; Block 3902; Lot 8; Block 4003, Lot 10; Block 4101, Lot 5; Block 4202, Lot 8; And Block 4407, Lot 4, which are not needed for public use, to the highest bidder(s) of the adjacent property owner(s) with minimum bids identified in said Ordinance; and,

WHEREAS, in accordance with Ordinance 2026-05, duly adopted April 21, 2026, and pursuant to N.J.S.A. 40A:12-13(b)(5), the adjacent property owners were offered by way of auction, through proper notification and advertisement, for the purchase of the identified undersized municipally owned lots located in Stillwater Township; and,

WHEREAS, in accordance with the aforesaid notice, the following bids were received during the public auction advertised to take place on May 13, 2026:

- Block 305, Lot 6 (Fir Court)- Bid of \$525.00; and,
- Block 308, Lot 2 (Tulip Trail)- Bid of \$1,000.00; and,
- Block 308, Lot 14 (Tupelo Path)- Bid of \$500.00; and,
- Block 404, Lot 1 (Clover Drive)- Bid of \$500.00; and,
- Block 415, Lot 20 (Iris Cl)- Bid of \$1,000.00; and,
- Block 502, Lot 11 (Curving Lane)- Bid of \$500.00; and,
- Block 508, Lot 11 (Curving Lane)- Bid of \$500.00; and,
- Block 901, Lot 12 (1014 Owassa Road)- Bid of \$1,000.00; and,
- Block 1101, Lot 42 (Upper Drive)- Bid of \$1,000.00; and,
- Block 1201, Lot 51 (Owassa Road)- Bid of \$750.00; and,
- Block 1901, Lot 15 (Anne Road)- Bid of \$4,425.00; and,
- Block 3902, Lot 5 (Cedar Drive)- Bid of \$500.00; and,
- Block 3902, Lot 8 (Cedar Drive)- Bid of \$500.00; and,
- Block 4003, Lot 10 (East End Road)- Bid of \$1,225.00; and,
- Block 4101, Lot 5 (Ridge Road)- Bid of \$500.00; and,
- Block 4202, Lot 8 (Edgewood Drive)- Bid of \$500.00; and,
- Block 4407, Lot 4 (Walnut Drive W)- Bid of \$500.00

WHEREAS, the Township desires to accept the bids received for the sale of Block 305, Lot 6; Block 308, Lot 2; Block 308, Lot 14; Block 404, Lot 1; Block 415, Lot 20; Block 502, Lot

11, Block 508, Lot 11; Block 901, Lot 12; Block 1101, Lot 42; Block 1201, Lot 51; Block 1901, Lot 15; Block 3902, Lot 5; Block 3902; Lot 8; Block 4003, Lot 10; Block 4101, Lot 5; Block 4202, Lot 8; And Block 4407, Lot 4, and to authorize the sale in accordance with the terms and conditions of Ordinance 2026-05, including, but not limited to, that the property is being sold in an “AS IS” condition.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Stillwater in the County of Sussex and State of New Jersey that the Township hereby authorizes the acceptance of the bids submitted and noted above, as the highest bids for the purchase of municipal property identified as Block 305, Lot 6; Block 308, Lot 2; Block 308, Lot 14; Block 404, Lot 1; Block 415, Lot 20; Block 502, Lot 11, Block 508, Lot 11; Block 901, Lot 12; Block 1101, Lot 42; Block 1201, Lot 51; Block 1901, Lot 15; Block 3902, Lot 5; Block 3902; Lot 8; Block 4003, Lot 10; Block 4101, Lot 5; Block 4202, Lot 8; And Block 4407, Lot 4, in the Township of Stillwater; and,

BE IT FURTHER RESOLVED that the Mayor and Township Clerk be and are authorized to execute a contract of sale, deed, and any other documents as referenced and in accordance with the terms and conditions set forth in Ordinance 2026-05, in a form that is acceptable to the Township Attorney.

Committeewoman L. Champlings stated that 17 properties sold at the land sale with a profit of \$18,750 and approximately \$7,500 in property taxes that we'll be able to collect. There are some town owned properties that are potential buildable lots that need to be appraised then can be put to auction. She stated that some of the unbuildable lots may be available to other residents if some of the paper roads were vacated. She asked the attorney if the town could vacate the paper roads in the township. The Township Attorney responded that they could vacate the paper roads by ordinance that are township owned roads. The Clerk & Engineer can look into if they're municipal roads. If the roads were never really created in the first place, then they can just be removed, and the tax map can be updated via the tax assessor. There are still approximately 40 + properties that are undersized town owned lots. Committeewoman L. Champlings suggested sending Mr. Holtzhaur ten lots to appraise and try to sell this year.

A MOTION was made by Committeewoman L. Champlings and seconded by Committeeman D. Manser to adopt Resolution 2026-096.

ROLL CALL: Committeeman D. Manser; yes, Committeewoman L. Champlings; yes, Committeeman G. Scott; yes, Mayor V. Rumsey; yes. Motion carried with all in favor.

DISCUSSION ITEMS:

1. Part-time DPW Seasonal Position Discussion

Committeeman D. Manser stated that Acting DPW Supervisor D. Vaughan suggested hiring one or two seasonal employees that would be in mostly be charge of mowing the fields and sides of the roads. The Committee instructed the clerk to put together a seasonal mower ad and email it to them before posting.

Committeewoman L. Chammings stated that she knows that the data center draft ordinance was removed from the discussion list for the evening, however she just wanted to note that there are many types of data centers out there. Robert Boyle has one in Newton right across from the courthouse. Mayor V. Rumsey is going to look at one in Piscataway. Committeewoman L. Chammings stated that the Sparta Environmental Commission had a meeting on May 19th where Robert Boyle did a presentation on data centers. The meeting was recorded and a video was posted on YouTube describing the different types of data centers if anyone is interested in watching.

OPEN PUBLIC SESSION

Township Resident L. Sylvester stated that the new flags at Veterans looked very nice.

Township Resident K. Draghi noted if an applicant comes before the zoning board, the ordinance cannot be introduced so she wanted to know how long the Mayor & Committee intend to take to educate themselves on data centers. Mayor V. Rumsey stated that hopefully by the next meeting. She stated that it was nice to see that the Data Center Ordinance was under discussion.

Township Resident Cody Castner addressed the Committee & residents notifying them of a community night with the school board in late June to assess an issue with foundational cracking. The school board has stated that the building is settling but he'd like clarification on how much it's settling. Will the work fix it to keep it from continuing to crack? He read the newsletter from the school.

Township Resident R. Kelsky stated that there were supposedly two newsletters to the parents and another to the whole town. There is cracking in the foundation but no movement. Is that something that the school should really go to bond for.

Public Session Closed.

ATTORNEY'S REPORT

Attorney E. Bernstein stated that his report was given during Executive Session.

BILLS LIST #9 **\$ 945,876.03**

RESOLUTION 2026-097 AUTHORIZING PAYMENT OF BILLS

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

WHEREAS, the Chief Financial 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 May 19, 2026, are 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.

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser to adopt Resolution 2026-097, funds permitting.

ROLL CALL: Committeeman D. Manser; yes, Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Committeewoman L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2026-098

**MAYOR'S APPOINTMENT OF MATT LAMBERT AS CERTIFIED
PUBLIC WORKS MANAGER WITH COMMITTEE CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the appointment of Matt Lambert as CPWM, effective June 1, 2026 at a prorated salary of \$80,000.

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to adopt Resolution 2026-098.

ROLL CALL: Committeeman D. Manser; yes, Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Committeewoman L. Chammings; yes. Motion carried with all in favor.

RESOLUTION 2026-099

**MAYOR'S APPOINTMENT OF DOUGLAS VAUGHAN AS
PROVISIONAL ASSISTANT SUPERVISOR WITH COMMITTEE
CONCURRENCE**

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the appointment of Doug Vaughan as Provisional Assistant Supervisor, effective June 1, 2026 at a hourly rate of \$30.40 as per Year 1 of the Collective Bargaining Agreement.

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman L. Chammings, to adopt Resolution 2026-099.

ROLL CALL: Committeeman D. Manser; yes, Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Committeewoman L. Chammings; yes. Motion carried with all in favor.

ADJOURNMENT

A **MOTION** was made by Committeeman G. Scott and seconded by Mayor V. Rumsey, with all members in favor, to adjourn the meeting at 8:35 PM.

Respectfully submitted,

Valerie Ingles, RMC, CMR
Township Clerk