

**TOWNSHIP OF STILLWATER
TOWNSHIP COMMITTEE**

**MAY 5, 2026
MEETING MINUTES**

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor V. Rumsey at 6:02 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, Deputy Mayor D. Delaney, Committeewoman L. Chammings, Committeeman G. Scott, and Mayor V. Rumsey

Also Present: Attorney Erik Bernstein, Esq.

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Deputy Mayor D. Delaney, seconded by Committeeman G. Scott, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:04 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 Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to end Executive Session, and go back into Regular Session at 6:59 P.M.

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

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

PUBLIC HEARING OF THE 2026 MUNICIPAL BUDGET – TAMMY LEONARD, CFO

Township CFO Tammy Leonard and Auditor Valerie Dolan presented the 2026 Municipal Budget Public Hearing. V. Dolan stated this year the budget is self-exam, but she did review it and the budget is fully ready to be adopted with no changes. She noted there will be a slight increase in taxes but based on the other municipalities, this is standard for this year due to the cost of everything and unfortunately everyone is in the same situation. T. Leonard noted the average home in Stillwater Township, with the assessed value being approximately \$200,000, will see a \$63.00 increase for the year. V. Dolan noted that the state average is approximately a \$150.00-\$250.00 increase for the year, just on the municipal side of taxes.

Mayor V. Rumsey opened this portion of the meeting to the public.

Township Resident L. Sylvester asked if someone could go over what the expected increase is in taxes for the varying assessment values of homes. Committeewoman L. Champlings explained that for \$200,000 assessed value, the increase is approximately \$63.00 per year. For \$300,000 assessed value, the increase is approximately \$94.00 per year. For \$400,000 assessed value, the increase is approximately \$126.00 per year.

Township Resident K. Draghi inquired as to when the reassessment/revaluation will be. Township CFO T. Leonard stated she believed it was to take place in 2027 or 2028.

Mayor V. Rumsey closed this portion of the meeting to the public.

RESOLUTION 2026-073 Authorizing Reading of the Municipal Budget by Title and Providing for Public Hearing on the Budget Adoption

A MOTION was made by Committeewoman L. Champlings and seconded by Committeeman D. Manser, to adopt Resolution 2026-073.

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

RESOLUTION 2026-074 Resolution Of The Township Committee Of The Township Of Stillwater Adopting The 2026 Municipal Budget

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeewoman L. Champlings, to adopt Resolution 2026-074.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Champlings; yes, Committeeman G. Scott; abstain, and Mayor V. Rumsey; yes. Motion carried forward with majority in favor.

PRESENTATION: 2025 AUDIT – VALERIE DOLAN, CPA AND TAMMY LEONARD CFO

V. Dolan stated it was a pleasure to complete the audit for Stillwater Township. She wanted to note some financial highlights including the Township's Fund Balance is a little over \$3.6 million, which was an increase of about \$258,000. Our tax collection rate is 97.98%, which is a little low. The Township has about \$1.4 million in debt, but the debt is being retired faster than it's being accrued. Another comment was segregation of duties, but V. Dolan noted that Stillwater will never have enough employees to mitigate that issue. Lastly, the Township currently has 85 tax title liens, which represent approximately \$525,000. Unfortunately, with those properties, the Township is still responsible for paying County and School taxes, so V. Dolan encouraged the Township to foreclose or delegate those liens to third party holders when possible. V. Dolan noted that, all in all, it was a great audit. She commended Township CFO Tammy Leonard on her work and how she's always early, ready, and prepared.

RESOLUTION 2026-075 Certification of the Annual Audit

A **MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to adopt Resolution 2026-075.

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

ACCEPTING THE CORRECTIVE ACTION PLAN

RESOLUTION 2026-076 RESOLUTION APPROVING SUBMISSION OF THE CORRECTIVE ACTION PLAN FOR THE YEAR ENDED DECEMBER 31, 2025 TO THE STATE OF NEW JERSEY, DIVISION OF LOCAL GOVERNMENT SERVICES

A **MOTION** was made by Committeeman G. Scott and seconded by Committeewoman L. Chammings, to adopt Resolution 2026-076.

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

PRESENTATION – ELIZABETHTOWN GAS INFORMATIONAL PRESENTATION

Mayor V. Rumsey stated she asked Township Clerk V. Ingles to contact Elizabethtown Gas due to interest, specifically in Paulinskill, for natural gas.

Rich Valenti, Esq. and Mark Kelly, Sales Manager, did the presentation on behalf of Elizabethtown Gas. R. Valenti started off the presentation noted that Elizabethtown already provides service in parts of neighboring areas like Branchville, Frankford, Hampton, and Fredon. He noted that Elizabethtown can't just come to Stillwater, there must be a consent ordinance to come here. If they are able to come and run gas lines, they will coordinate with all zoning rules and will restore roads. Residents also have the option to join; it's not a requirement. The plan, pending enough interest, would be to start in Paulinskill Lake. If residents further out would like natural gas, it will be costly to those residents. R. Valenti noted Elizabethtown is looking at concentrations of homes/communities/schools. Elizabethtown will survey to residents to gauge interest, and if there is enough, they will begin moving forward. If they were to move forward, there would need to be 2 public hearings for the Ordinance, and the Ordinance would need to be posted in 5 locations. Once the Ordinance is adopted, they go to Board of Public Utilities (BPU), and their response may take a few months. But the first step is to do the presentation and gauge interest.

Mark Kelly noted Elizabethtown recently extended down Route 94 by Bear Brook down to County Route 610 with the possibility of future expansion in mind. The goal would be to go down 610 up to West End and into Paulinskill Lake Community. Eventually they'll look into other areas, but Paulinskill is where they'd like to start. If there's enough interest in Paulinskill, Elizabethtown will do a formal presentation with the Paulinskill Lake Association and residents. For others, Elizabethtown can look at on a case-by-case basis. Residents can call Elizabethtown and express interest. It was noted that it would probably be 2027 before anything could begin and that the target interest is about 70%. The current estimated cost of natural gas is approximately 1/3rd of the cost of oil or propane.

Township Attorney E. Bernstein requested a draft copy of the potential Ordinance. R. Valenti requested to appear at the June 16th Township Committee meeting for the first reading and public hearing of the petition. If it passes the first reading, then they'd do another reading. Mayor V. Rumsey agreed June 16th is a good date to aim for. Elizabethtown will reach out to Township Clerk V. Ingles.

AMENDMENTS TO AGENDA

Committeewoman L. Chamings requested the addition of the Historical Society Letter and to do a brief presentation under Discussion.

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

There was no public comment.

Public Session Closed.

OLD BUSINESS: None

NEW BUSINESS:

RESOLUTIONS

RESOLUTION 2026-077 RESOLUTION AUTHORIZING AGREEMENT WITH
SUSSEX COUNTY SHERIFF'S OFFICE TO HAVE
SHERIFF'S OFFICERS PATROL THE TOWNSHIP IN
AN AMOUNT NOT TO EXCEED \$20,000

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeeman D. Manser, to adopt Resolution 2026-077.

Committeewoman L. Chammings noted she would love to see how many citations occurred in 2025 and moving forward, get a monthly report from the court.

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

RESOLUTION 2026-078 MAYOR'S ACCEPTANCE OF THE RESIGNATION OF
ANDREW SIMONIS AS ELECTRICAL SUBCODE
INSPECTOR

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to adopt Resolution 2026-078.

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

RESOLUTION 2026-079 MAYOR'S ACCEPTANCE OF THE RESIGNATION OF
NICHOLAS SUGAR AS DPW TRUCK DRIVER/ROAD
REPAIRER

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to adopt Resolution 2026-079.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; no, and Mayor V. Rumsey; yes. Motion carried forward with majority in favor.

RESOLUTION 2026-080 RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF STILLWATER AUTHORIZING
THE APPOINTMENT OF JUSTIN OTT AS PART-TIME
ELECTRICAL SUB-CODE OFFICIAL

STILLWATER TOWNSHIP COMMITTEE
MEETING MINUTES

MAY 5, 2026

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeeman D. Manser, to adopt Resolution 2026-080.

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

RESOLUTION 2026-081 RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF STILLWATER AUTHORIZING
THE APPOINTMENT OF JUSTIN BAAMONDE AS
MECHANIC/TRUCK DRIVER

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to adopt Resolution 2026-081.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; 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:** April 21, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE**

1. Final Equalization Table for the County of Sussex for the Year 2026
2. Letter from Suburban Consulting Engineers- Notice of temporary lake lowering after September 15, 2026, at Fairview Lake
3. Montague Township Resolution 2026-062 A RESOLUTION URGING THE NJ STATE LEGISLATURE & GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCREASES
4. Sandyston Township Letter to the Department of the Interior regarding the Delaware Water Gap National Recreation Area

***RESOLUTIONS:**

RESOLUTION 2026-082 RESOLUTION AWARDED FIELD MAINTENANCE
CONTRACT

RESOLUTION 2026-083 RESOLUTION AUTHORIZING ACCEPTANCE OF A
GRANT AWARD FROM THE NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION
FOR HAZARDOUS DISCHARGE SITE REMEDIATION

RESOLUTION 2026-084

RESOLUTION AUTHORIZING THE TOWNSHIP
ENGINEER TO PROVIDE PROFESSIONAL
ENGINEERING SERVICES FOR THE
MT BENEVOLENCE PHASE V PROJECT IN THE
AMOUNT NOT TO EXCEED \$37,500

RESOLUTION 2026-085

NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID AND ECONOMIC
DEVELOPMENT RECOMMENDATION OF AWARD
STATE AID PROJECT MT BENEVOLENCE ROAD
SECTION 4

RESOLUTION 2026-086

NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID AND ECONOMIC
DEVELOPMENT RECOMMENDATION OF AWARD
STATE AID PROJECT MT BENEVOLENCE ROAD
SECTION 5

RESOLUTION 2026-087

RESOLUTION AUTHORIZING SOLICITOR'S PERMIT
APPLICATION FOR JOSEPHINE VALANDA OF
TRINITY SOLAR

RESOLUTION 2026-088

RESOLUTION AWARDING IT SERVICES CONTRACT

RESOLUTION 2026-089

RESOLUTION AUTHORIZING THE WITHDRAWAL
OF CERTAIN PROPERTIES FROM THE PUBLIC SALE
AUTHORIZED BY ORDINANCE 2026-05

APPROVAL OF THE CONSENT AGENDA

A **MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney to adopt the Consent Agenda.

Committeewoman L. Chammings requested we look into whether any legislation is already occurring regarding the gas tax (Correspondence Item #3). She also noted that, regarding Sandyston's letter (Correspondence Item #4), she'd like us to look into why there's no compensation for Stillwater's first responders to go into the Delaware Water Gap area with the Township's equipment, and she also wants us to look into why Fiddler's Elbow is still impassable along with the other road at the end of Sand Pond Road. Committeewoman L. Chammings suggested pulling some things out of Sandyston's letter and writing our own letter.

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

DISCUSSION ITEMS:

1. American Flags for Memorial Day & Mounts

Mayor V. Rumsey reached out to the Fire Department to see if they could assist with hanging the flags since the DPW is already stretched thin, they agreed they would help where they could. Township Resident L. Sylvestor noted he will reach out to Andy Martin to assist with identifying the poles to get permission to hanging the flags. Township Resident P. Tigie noted that he works for Brightspeed so if any of the poles end up being owned by them, he can request permission. For now, lots needs to be done prior to this discussion occurring again.

2. Historical Society Letter

A draft of the proposed letter was received and Committeewoman L. Chammings requested we revisit this and vote on it. Mayor V. Rumsey stated that Township Tax Collector T. Beshada was very firm in saying no when initially asked about including this letter. After the Historical Society dropped off a draft of the letter, T. Beshada reviewed and discussed with Township Clerk V. Ingles, stating that if it's only 1 page that comes printed and folded, she will allow it.

Deputy Mayor D. Delaney noted that she's concerned that if we do this, we open up the potential for anyone to ask for something to be included in the tax bills. Committeewoman L. Chammings noted that since we already collect the tax for this under Open Space and Historical Preservation, we can do this because it's part of the referendum Stillwater's residents voted on and approved.

A MOTION was made by Committeewoman L. Chammings and seconded by Committeeman D. Manser, to include the Historical Society letter in the tax bills this year, coming printed and folded, under the Open Space and Historical Preservation Referendum that Stillwater voted on in 2025.

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

3. Lisa's Presentation

Committeewoman L. Chammings presented professional photos, taken by Frank DeBonis, that she purchased to gift to Stillwater Township. These images feature iconic historical buildings around Stillwater, including the Shaffer House, Robin's General Store, Harmony Hill Church, Garriss' General Store, and so many more. Committeewoman L. Chammings thanked Frank DeBonis for his photography work. She also stated she'll ask Andy Martin to write a little blurb for each photo.

A MOTION was made by Mayor V. Rumsey and seconded by Deputy Mayor D. Delaney, to accept the pictures as a donation.

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

OPEN PUBLIC SESSION

Township Resident L. Sylvestor thanked the Committee for their support of the Historical Society and their previous support by writing letters for various grants the Historical Society has applied for.

Multiple Township Residents whom live in Lake Plymouth Community discussed the recent change in Lake Plymouth's Bylaws, specifically regarding Short-Term Rentals. After a vote, Lake Plymouth Bylaws now outline that no short-term rentals under 30 days may be allowed, essentially prohibiting AirBnBs. Additionally, since this house is on the lake, there are concerns about the septic system. Lake Plymouth Association asked for the permits recently applied for be denied. Gina Harwood, Lake Plymouth Association President, spoke regarding one specific AirBnB. She's reached out to various Township employees listing various infractions. G. Harwood noted that the Association isn't against renting, it's against AirBnBs. She noted the one individual went in for permits after the bylaws were passed, so he is violating the Association's bylaws. Multiple Lake Plymouth residents asked for the Township's help with enforcing this new bylaw. Township Attorney E. Bernstein stated the Lake Plymouth Association can go to court with their bylaws to have them enforced, but the Township doesn't currently have an ordinance for short-term rentals.

Township Resident S. Smith stated that Tammy Horsefield did a great job on her presentation, but the Committee should think of residential areas (Paulinskill, Crandon, Plymouth, etc.) when they consider adopting short-term rental ordinance as it puts residents at risk and it's a liability.

Township Resident, and Paulinskill Lake Association President, S. Douglas noted that Paulinskill Lake doesn't have a short-term rental rule and has no intention on working on one. He also inquired about South Shore Terrace. Committeewoman L. Chammings found in 2004/2005, the Township did an emergency appropriation for road repairs, and in her opinion, the Township wouldn't have done that unless the road was owned by the Town. Mayor V. Rumsey stated she couldn't find any information on Gap View, so the Township will address South Shore but not Gap View as it's believed that's a Paulinskill road. Further discussion regarding Gap View will be at a later date.

Township Resident K. Draghi noted she thinks including the Historical Society letter isn't a good idea. She also questioned why some lots were removed from the contiguous land sale. Township Attorney E. Bernstein noted they were removed due to potentially being buildable lots due to being grandfathered in from a change in zoning in the 1960s. K. Draghi then inquired as to the change in what's recyclable. Mayor V. Rumsey stated she would check with Deputy Township

Clerk J. Leatham regarding what's recyclable at the Stillwater Recycling Center. K. Draghi also suggested doing something at the Community Center regarding what is and is not recyclable.

Township Resident P. Tigue spoke again stating he would check with his boss to see if he can borrow a bucket truck and hang all the flags himself on Brightspeed's poles. Mayor V. Rumsey stated it was ok as long as he would be operating on the company's insurance, not Stillwater's.

Public Session Closed.

ATTORNEY'S REPORT

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

BILLS LIST #8 **\$ 1,108,148.39**

RESOLUTION 2026-090 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 5, 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 Mayor V. Rumsey to adopt Resolution 2026-090, funds permitting.

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

A MOTION was made by Committeewoman L. Chammings and seconded by Committeeman D. Manser to go back into Executive Session, at 8:47 p.m.

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

A MOTION was made by Mayor V. Rumsey and seconded by Committeeman D. Manser to come out of Executive Session at 9:15 p.m.

STILLWATER TOWNSHIP COMMITTEE
MEETING MINUTES

MAY 5, 2026

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Committeewoman L. Chammings; yes. Motion carried 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 first executive session and the second Executive Session, and are present to recommence this open session, along with the Township Attorney and the Township Clerk. During the 6 p.m. Executive Session the Committee met with a prospective applicant for the soon-to-be vacant Tax Assessor position, and the Township Clerk was given instructions for moving forward. There was a discussion regarding the DPW; the Township Clerk has been given permission to post for the positions of Certified Public Work Manager (CPWM) and Assistant Supervisor, but no formal action needs to be taken at this time. In the second Executive Session there was further discussion regarding the Assistant Supervisor position, which will be dealt with by the Township Clerk. There was also an update regarding the ongoing litigation matters about specific individuals, but no formal action needs to be taken.

ADJOURNMENT

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committee L. Chammings, with all members in favor, to adjourn the meeting at 9:17 PM.

Respectfully submitted,

Julie Ann Leatham, Deputy Township Clerk