

**TOWNSHIP OF STILLWATER
TOWNSHIP COMMITTEE
APRIL 21, 2026
MEETING MINUTES**

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor V. Rumsey at 6:00 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: Township Attorney E. Bernstein

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Deputy Mayor D. Delaney, seconded by Committeeman D. Manser, with all members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:01 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: Attorney-Client, Litigation/Potential Litigation
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 Deputy Mayor D. Delaney and seconded by Committeewoman L. Chammings, to come out of Executive Session, and begin the Board of Health portion of the meeting at 6:31 P.M.

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.

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body present, commencing from the Executive Session, are present to recommence the open session, along with the Township Attorney and the Township Clerk. He will give his recap after the continued Executive Session following the Regular Meeting.

For the Board of Health portion of this meeting, Najah Davenport, from the Sussex County Health Department, gave her report via Zoom. Deputy Mayor D. Delaney asked about a temporary permit. N. Davenport briefly went over the report, stating there were a few housing complaints, and the Stillwater Café provided a receipt of the Food Manager's Certificate, so that should be completed soon. Mayor V. Rumsey brought up that there have recently been a few dog bites. Deputy Mayor D. Delaney brought up the portion of the review discussing Septic Maintenance, stating she was questioned by a neighbor and inquired whether or not the septic maintenance/alteration was completed. N. Davenport stated that this was something the Chief Health Officer was handling, but she could look into it and provide notes.

A MOTION was made by Committeewoman L. Chammings and seconded by Committeeman G. Scott, to adjourn the Board of Health portion of the meeting at 6:40 P.M.

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.

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeeman D. Manser, to return to Executive Session at 6:40 P.M.

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.

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeeman D. Manser, to suspend Executive Session at 6:59 P.M. and return to Executive Session at the end of the Regular meeting.

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.

FLAG SALUTE: Mayor V. Rumsey led the Flag Salute.
After the flag salute, Mayor V. Rumsey asked for a moment of silence for the Troops in Iran.

COMMITTEE REPORTS:

Deputy Mayor D. Delaney

Deputy Mayor D. Delaney stated that for the Recreation Commission, they recently held a 70s themed dance night where over 60 people attended. Tara and Gina did a wonderful job and thank you to all the volunteers that helped. Recreation Commission held a Workshop meeting to discuss Stillwater Day. Clean Up Day is scheduled for April 25th beginning at 9a, there will also be Paper Shredding at Town Hall from 1p-4p, and there will also be an area for residents to drop off old tires. Garage Sale weekend is May 16th & 17th, if anyone is interested in participating, please drop off a completed application at Town Hall.

Planning Board meeting on April 15th went well. There was 1 item for completeness, everyone voted in favor and approved. They also had a guest, Tammy Horsefield from Sussex County Chamber of Commerce, to discuss Short-Term Rentals/AirBnB's so we can update our ordinance. This would apply to Short-Term Rentals, meaning under 30 days. We're currently looking at a yearly registration fee, which would increase from \$25 to roughly \$140, which will also help the Township collect some revenue. The ultimate goal is to have all short-term and long-term rentals registered with the Township, as there are many that aren't. Bob Pierce, Planning Board Chair, is working on the Short-Term Rental Permit Application. What is proposed to happen currently is that 3% of collected taxes will go to the municipality and the other 5% will go to the state of New Jersey. As of now, the Township is collecting nothing from any Long-Term and Short-Term rentals.

Tammy Horsefield also provided information for Cannabis as we work towards revising our Cannabis Ordinance. Stillwater Resident, TJ, has been growing hemp for over 7 years in Stillwater and is registered with the NJ Dept. of Agriculture, so he is under constant surveillance and is frequently inspected. Tammy Horsefield will be speaking at the April 27th meeting regarding Cannabis. Stillwater's proposed plan is a yearly manufacturing fee of \$5,000 paid twice, for a total of \$10,000, plus 2% of all outgoing sales would be collected. Deputy Mayor D. Delaney made it very clear that Stillwater will not have any retail shops and that really nothing will change besides the Township collecting some revenue.

Fredon's next Land Use Board meeting regarding the Cell Tower will be on Monday, May 18th at the Fredon Municipal Building at 7pm. Any concerned Stillwater residents should attend, get their questions answered, and voice any concerns.

Committeeman David Manser

Committeeman D. Manser stated Recreation Commission oversees the field use in the town. Currently all the different parks are being used by various sport organizations. There is a group that wants to start a youth field hockey team, so the Recreation Commission is working with the school to make sure the girls can play somewhere this fall.

The Recycling Center employees are, as always, working hard and are very busy. There is a much higher volume right now compared to over winter. Just a reminder to be mindful of the coming dumpster, and if residents aren't sure then they can ask one of the guys working. Clean Up Day will make the Recycling Center busier than usual.

Stillwater Board of Education meeting in March is where the budget was introduced. There is another meeting April 27th in the cafeteria where they'll do a budget presentation, answer any questions, and then there will be a voting. The school is also still trying to address the repairs. They may or may not go out for referendum.

Committeewoman Lisa Chammings

Committeewoman L. Chammings attended multiple meetings regarding iWorks and Stormwater Management with the DPW. On April 16th there was a DPW Yard Inspection from the NJDEP

regarding how compliant we are with MS4 Permit. It went well but there was request for more documentation, specifically for inlet/outlets for our basins.

On March 23rd there was a Zoning meeting. There were 2 hearings, one for a driveway permit approval and one for an addition. Both were approved. The Resolutions will be memorialized at the next meeting. The Zoning Board Annual Report will be shared once ready.

CERT has been busy this month. Thank you to CERT for the recent programs and presentations at the Community Center. Some things that have recently occurred include a Caring for Caregivers presentation, Helmet Safety Awareness presentation where over 80 helmets were fitted and given out, a CPR/First Aid class was held, they continue to work on there background checks. Coming up in May is a Search & Rescue Training and a Tick Awareness presentation.

At the last Environmental Commission meeting there was a lot of discussion about the TREX Program, run by M. Coriston. TREX has gotten rid of 118lbs so far. There was also discussion on the trail grant and the cell tower. Thank you to Mr. Mattis and TJ for putting up the Fishing Line Receptacle that had fallen at Veteran's Park. The Township got the check yesterday for our continued remediation for 992 Fairview Lake Road, in the sum of \$96,525. It will be on the next meeting's agenda to actually accept that grant.

Committeeman George Scott

Committeeman G. Scott stated they've been holding interviews for DPW open positions. The guys are working on prepping trucks and cleaning up for spring. Mt. Benevolence Phase 5 is getting ready to begin. The guys have been working on rebuilding storm drains as preparation before paving begins. DPW will also be putting up some stop signs around town.

Mayor Vera Rumsey

Mayor V. Rumsey stated the Zoning Officer has been very busy. There's been some complaints of junk vehicles, so Notices of Violation have been sent to the appropriate people. Mayor V. Rumsey will be attending a Law Enforcement Luncheon on Friday, April 24th. Kittatinny's final budget will be April 28th.

The Township was disappointed to learn we did not get the LRIG Grant for Recreational Improvement. The goal of the grant was to replace the AC, furnace, and get a new generator at the Community Center, which will be a Senior Center and a shelter.

There will be a meeting with the county, all the mayors, and Jill Space regarding the America 250 celebration. There will be a big celebration on June 7th, which will feature fireworks. Spoke with VanCleeef about grants due to concerns about Hampton Road and Possum Hill Road. He will inspect and begin applying for grants. This is a process that takes time, but we have started the process.

AMENDMENTS TO AGENDA:

Mayor V. Rumsey requested to add to Discussion portion the topics of Paulinskill Lake Roads and a follow up to Deb Drums request on behalf of the Historical Society for a flyer to be included in the tax bill.

PUBLIC SESSION (Agenda Items Only – 5 Minute Time Limit)

Public Session Open.

Township Resident K. Draghi had questions about the Short-Term/AirBnb Ordinance. Will they be taxed in addition to their property tax? Mayor V. Rumsey explained the homeowner must charge the people renting a sales tax so we get a portion of the sales tax. She also discussed the Cannabis proposal. She is wondering if there will be additional businesses. Mayor V. Rumsey stated that there will only be 1 business and we are simply making it so that the existing hemp farm can expand business and allow the Township to collect revenue. The \$5,000 fee, twice a year, is for 2 separate licenses that will be renewed every year. The percentage collected is based on gross sales.

Township Resident TJ spoke regarding the Cannabis business in town. He stated he's been in the town growing hemp for 7 years. For the last 7 years he's had no issues and no complaints, he's just looking to expand what he's already doing it and give the Township a portion of his earnings. He has offered for anyone who is curious, they are welcome to contact him and go see the farm. He will be selling to dispensaries that are strictly medical. Township Attorney E. Bernstein made it known that there is an application and review process when it comes to the growing and manufacturing of Cannabis. He also reminded everyone that the property is fenced in and he adheres to strict setbacks.

Township Resident L. Sylvester rose in opposition to the Cannabis Ordinance. In his opinion there isn't enough Zoning enforcement and there are many issues that have been issues for years. L. Sylvester stated if things were policed and enforced effectively, he wouldn't have such strong opposition. He also noted that Stillwater has no police department. He also stated that, with the way the Ordinance is written only allowing 1 individual, he feels it could open a can of worms of people feeling singled out. Township Attorney E. Bernstein stated that, for this law specifically, it is allowed to limit the number of people who can acquire these licenses.

Township Resident K. Draghi spoke again, suggesting that 1 part-time person can only enforce what's on the books. She stated that Ordinances/Resolutions are always looked at but are never changed. K. Draghi stated that Stillwater wants to keep a small-town feel, but there are people incoming that want to do other things.

Township Resident Dr. Mattis spoke to remind everyone that the Cannabis Ordinance is discussing CBD, not THC. He explained that the goal is to expand into the CBD market area, so they need a license from the Township to do so. Township Attorney E. Bernstein stated this also requires a license from the State.

Township Resident M. Tsadilas wanted to know what other municipalities have similar farms, like the one TJ is proposing. Mayor V. Rumsey stated Tammy Horsefield does have all that information. TJ also spoke and listed a few different local hemp/CBD farms.

Township Resident D. Gatanas inquired about how many DPW employees are currently employed and actively working. He also asked if anyone has the license to operate the new equipment that is potentially being discussed. Committeewoman L. Chammings clarified that the trucks we're discussing potentially purchasing are Non-CDL so anyone will be able to operate them. D. Gatanas wanted to compliment everyone on the fact that the Township is discussing raising revenue through commercial interest. He also reminded everyone that there are multiple commercial zones within the Township.

No further public comment.

Public Session Closed.

OLD BUSINESS:

Hometown Heroes Banners – L. Sylvester requested these. Mayor V. Rumsey stated she will speak with the CFO regarding this and get back to him. Mayor V. Rumsey suggested the families of the veterans purchase the banners and the DPW will put them up and take them down, so they don't get ruined through the winter.

ORDINANCE PUBLIC HEARING & ADOPTION:

ORDINANCE 2026-05

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY TO
CONTIGUOUS PROPERTY OWNERS PURSUANT TO N.J.S.A. 40A:12-13(b)(5)
*[Public Hearing & Final Adoption]***

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to open the discussion on Ordinance 2026-05 to the public.
There was no public comment.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney to close to the public and adopt Ordinance 2026-05.

Committeewoman L. Chammings requested advice from Township Attorney E. Bernstein due to her being the contiguous owner to one of the properties the Township will be selling. Township Attorney E. Bernstein recommended she abstain from the vote.

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

ORDINANCE 2026-06

**AN ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS OR PURPOSES TO
BE UNDERTAKEN BY THE TOWNSHIP OF STILLWATER, IN THE COUNTY OF
SUSSEX, NEW JERSEY, AND APPROPRIATING \$453,900 THEREFOR FROM
VARIOUS SOURCES
*[Public Hearing & Final Adoption]***

A **MOTION** was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to open the discussion on Ordinance 2026-06 to the public.
There was no public comment.

A **MOTION** was made by Committeeman G. Scott and seconded by Committeeman D. Manser to close to the public and adopt Ordinance 2026-06.

Committeewoman L. Chammings noted there was a typo in the Ordinance that listed two items twice. The typo will be fixed, the vote will be taken regardless, considering all items were listed, but one item was listed twice.

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.

ORDINANCE 2026-07

**BOND ORDINANCE APPROPRIATING \$610,000, AND AUTHORIZING THE
ISSUANCE OF \$379,430 BONDS OR NOTES OF THE TOWNSHIP, FOR VARIOUS
IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE
TOWNSHIP OF STILLWATER, IN THE COUNTY OF SUSSEX, NEW JERSEY
*[Public Hearing & Final Adoption]***

A **MOTION** was made by Deputy Mayor D. Delaney and seconded by Committeeman D. Manser, to open the discussion on Ordinance 2026-07 to the public.

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.

Township Resident K. Draghi asked if this was the Ordinance that allowed for the purchase of the new dump trucks. She asked if CDL hiring requirements will change for DPW employees. The Committee assured her that CDL requirements are staying the same, Class B.

A **MOTION** was made by Committeeman D. Manser and seconded by Committeewoman L. Chammings to close to the public and adopt Ordinance 2026-07.

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

NEW BUSINESS:

ORDINANCE INTRODUCTION & FIRST READING:

**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 May 19, 2026]**

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, afterhours 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.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney to introduce Ordinance 2026-08, with final adoption being May 19, 2026.

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

RESOLUTION 2026-071

**RESOLUTION AUTHORIZING THE SUBMITTAL OF A SUSSEX COUNTY TRAILS
GRANT APPLICATION**

WHEREAS, the Sussex County Board of County Commissioners, through the Sussex County Open Space Committee and the Sussex County Trails Grant Program, has made grant funding available for the construction, rehabilitation, restoration, and enhancement of publicly owned trails; and

WHEREAS, the Stillwater Township Governing Body desires to submit an application for funding assistance through the Sussex County Trails Grant Program for the purpose of construction of a multi-use walking trail at Veterans Park; and,

WHEREAS, the Governing Body has determined that submission of said application is in the best interest of the residents of the Township of Stillwater and will enhance recreational opportunities and public access to open space within the municipality; and

WHEREAS, the Sussex County Trails Grant Program requires a formal resolution authorizing the submission of the application as part of the application package;

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

The Municipal Clerk is hereby authorized to prepare, execute, and submit a grant application to the Sussex County Trails Grant Program for funding assistance for the trail enhancement at Veterans Park. The Governing Body hereby authorizes the execution of all documents, forms, certifications, and other materials necessary to effectuate the submission of said grant application. A certified copy of this Resolution shall be forwarded to Sussex County as part of the grant application package.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

A MOTION was made by Committeeman D. Manser and seconded by Committeeman G. Scott to introduce Resolution 2026-071, along with a brief presentation by Mandy Cortison, Environmental Commission Chairperson.

A brief presentation was given by M. Coriston and Committeewoman L. Chammings regarding potential trail improvements at Veteran's Park.

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.

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 7, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE**

1. Letter from Planning Board Attorney, William Haggerty, Esq, Consistency Review of Ordinance 2026-02
2. Stillwater Planning Board February 18, 2026 Meeting Minutes
3. Stillwater CERT February 25, 2026 Meeting Minutes
4. Stillwater Recreation Commission March 2, 2026 Meeting Minutes

***REPORTS:**

1. Community Center Receipt Report – March 2026
2. Recreation Commission Report – March 2026
3. Board of Health Receipts – March 2026
4. Vacant/Abandoned Property Registration Report – March 2026
5. Convenience Center Report – March 2026
6. Registrar Report – March 2026
7. Certified Copies Report – March 2026
8. ACO Report – March 2026
9. Landlord Registration Fees – March 2026
10. DPW Monthly Report – March 2026
11. Tax Collector's Report – March 2026
12. Office of Construction Official Report – March 2026
13. Zoning Officer's Report – March 2026
14. Campground License Report – March 2026

***RESOLUTIONS:** None

APPROVAL OF THE CONSENT AGENDA:

Committeeman G. Scott noted that Report #14 should be changed to "Campground Approval." A **MOTION** was made by Committeeman G. Scott and seconded by Mayor V. Rumsey, to accept the Consent Agenda, including the change to the title of Report #14.

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

DISCUSSION ITEMS:

1. IT Services

Township Clerk V. Ingles discussed the quotes we received for IT Services. V. Ingles recommended we proceed with ARAE Networks, due to our previous IT contact, named Angie, now working for that company. Since we've worked with her before and she is familiar with our setup and systems, this seems like the best option. ARAE Networks quote, unlike the QuikTeks Quote, is based on computer amount and usage, whereas QuikTeks is a flat monthly fee. For easy comparison, there were requests for a flat monthly estimate from ARAE Networks. ARAE Networks did provide a quote based on comparable entity usage. Mayor V. Rumsey requested V. Ingles get a more specific quote and have it for the next meeting.

2. Paulinskill Lake

Mayor V. Rumsey stated that, despite no documentation on the Township or Paulinskill Lake Associations' part, for many years the Township has been taking care of two of the private lake community's roads. She wants to move forward to end this agreement. Rather than oil and stone South Shore Terrace, she'd prefer to use that oil and stone for Hampton Road. Committeeman D. Manser stated South Shore is a difficult road for us to maintain, but he wants advice from Township Attorney E. Bernstein about navigating this in a legal manner. Committeewoman L. Chammings wants to investigate the assessment of the houses on the roads and determine whether the house assessment value is influenced by the roads being private versus public. Committeeman G. Scott suggested we notify Paulinskill Lake Association that the Township will not be maintaining the 2 roads anymore. Mayor V. Rumsey agreed and stated she'd like to do this as soon as possible.

3. Historical Society Flyer

Mayor V. Rumsey discussed the Historical Society's request to include a fundraiser flyer in this year's tax bills. Deputy Mayor D. Delaney stated that this was done in the past, the Bicentennial year, when the Township was working together with the Historical Society, so it was appropriate to do so then. Since this is now a separate event, she doesn't feel this is appropriate. Committeewoman L. Chammings stated that Open Space Preservation is Historic Preservation, and since we collect taxes for Open Space Preservation, she feels it's appropriate to include the flyer in the tax bills. Committeewoman D. Delaney then suggested seeing the flyer before deciding. Committeeman G. Scott stated he felt that nothing should go in with the tax bills. Committeeman D. Manser stated he wanted to help the Historical Society, but in another way. He suggested a different way to disperse the flyer, and that it should be discussed further.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to add the Historical Society's flyer to the tax bills this year.

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

Township Attorney noted, in respect to Ordinance 2026-08, there is a Planning Board aspect. There may be a hearing scheduled for the 19th, but since no action has been taken, the Committee

may have a hearing, but no action can be made until either the Planning Board takes action or the appropriate time has come and gone.

OPEN PUBLIC SESSION

Township Resident L. Sylvester has a brief report from Kittatinny High School. He also urged the Committee to reconsider the Historical Society's request. The grist mill is bordering a state of no return in terms of repair, with necessary repairs estimated to be well over \$600,000. That amount is for the initial structural repairs. While the Historical Society is pursuing grants, fundraising is still crucial. The mill is on our Township seal, yet we are running the risk of it being gone forever. Deputy Mayor D. Delaney asked the Historical Society to provide a draft of the flyer for the Committee to review. Kittatinny will be having its budget review, he wanted everyone to know it was upcoming. He reported there is an estimated decrease in taxes for school taxes this year. The Kittatinny Foundation raised over \$6,000 at a recent fundraiser. Lastly, there is a Memorial Day event on May 25th at Veterans' Park.

Township Resident K. Draghi inquired about the IT quotes and wanted to know if this was for a revamp or what is the purpose for? Township Clerk V. Ingles explained that our current service will no longer be available soon, so we are looking for a new IT provider for basic maintenance and day-to-day operations. She also inquired about the Historical Society's request.

Committeewoman L. Chamings stated we would look into as to whether Open Space allows funds to be used for administrative purposes.

Township Resident M. Tsadilas notified the Committee that the pads for the AED will expire in July. Mayor V. Rumsey assured her that the AED's are checked frequently. She also said Newton Hospital may consider donating 3 AED units for our sports fields.

Township Resident D. Gatanas inquired as to the amount of the LRIG Grant. Mayor V. Rumsey stated it was between \$60,000-\$70,000. D. Gatanas asked if this was an amount now factored into the budget and whether these items were considered capital improvements or not. Since we didn't get the grant, how will these items be repaired? Mayor V. Rumsey assured him that the Community Center is still safe and all things are still functioning, but that the town was just trying to plan for the future, since these items will need to be replaced. If necessary to repair, these items would have to come out of our capital budget. D. Gatanas then inquired as to how the Township is collecting taxes on a township-owned property (the Community Center). Mayor V. Rumsey stated that the public land doesn't collect property taxes. Committeewoman L. Chamings stated the Township collects approximately \$31,000, although she doesn't have the actual figure in front of her, from the Cell Tower that is on the Community Center property since it's a commercial structure. Income comes from the actual tower and then from the carriers that use that tower. Committeewoman L. Chamings also clarified that the Community Center also collects from events, and the funds are then placed in the general fund. D. Gatanas also inquired as to why Stillwater's residents have to pay to use the Community Center. Committeeman G. Scott responded that the collected funds pay for the cleaning, electricity, etc. Township Attorney E. Bernstein stated that people are asked to pay to use the Community Center, and it assists with paying for the cleaning, electricity, and any other related items, whereas the money from the cell

tower goes to the general fund. He further emphasized that it isn't uncommon for towns to ask people who use this type of service to pay a fee. D. Gatanas also discussed the Historical Society's request and inquired as to why a pre-folded, predetermined flyer cannot be included in tax bills, especially considering that tax bills are public. Township Attorney E. Bernstein noted that the Committee asked to see the flyer so they can potentially reconsider their decision.

No further public comment.

PUBLIC SESSION CLOSED.

ATTORNEY'S REPORT

The Township Attorney will continue his report during executive session.

BILLS LIST #7 \$ 140,786.44

RESOLUTION 2026-072 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 April 21, 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 2026-072, funds permitting.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes but abstain from check #1085, Mayor V. Rumsey; yes, Committeeman G. Scott; yes, Committeewoman L. Chammings; yes. Motion carried with all in favor.

RETURN TO EXECUTIVE SESSION

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to go back into Executive Session at 9:05 p.m.

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.

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser, to go back into Regular Session at 10:05 p.m.

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.

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body present, commencing from the Executive Session at 6:00 pm, 6:41 pm, and again at the end of Regular Session, are present to recommencement of all open sessions, along with the Township Attorney, the Township Clerk, the interim Public Works Certified Public Works Manager, and briefly, a member of the DPW staff, GH, regarding a request he made regarding a CDL issue. The Committee advised Mr. Yetter as to the procedure they wanted him to take to address his request. No formal action needed to be taken. An update was given on Personnel matters, along with Attorney-Client privilege, by Mr. Yetter and Mr. Bernstein, and there was discussion regarding a possible DPW hire. The Committee was instructed to take formal action and to be aware that the Mayor will be having a conversation with the prospective employee regarding some requirements before starting, but no formal action must be taken. Township Attorney E. Bernstein asked the Committee to authorize the Mayor to work with him regarding the issuing of two FNDAs for two employees.

A MOTION was made by Mayor V. Rumsey and seconded by Committeeman D. Manser, to authorize the Mayor to work with Township Attorney E. Bernstein on the FNDAs.

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.

ADJOURNMENT

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney with all in favor, to adjourn the meeting at 10:10 PM.

Respectfully submitted,

Julie Ann Leatham
Deputy Township Clerk