

STILLWATER TOWNSHIP
Planning Board Meeting Minutes
August 19, 2026

The regular Meeting of the Stillwater Township Planning Board was held on the above date and was called to order by Chair Pierce at 7:00 pm.

Roll Call: Members Present:

Mr. Pierce
Ms. Kavanagh
Mayor Rumsey
Mr. Voris (7:07pm)
Dr. Lippencott
Mrs. McDonough
Mrs. Fornari

Members Absent: Mrs. Puccio, Deputy Mayor Delaney

Also Present: William Haggerty, Esq.

The Board stood for the flag salute, and it was announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et. seq.

MINUTES:

Ms. Kavanagh made the motion to approve the July 2026 Minutes, seconded by Mrs. Fornari.

Roll Call: Ms. Kavanagh – Yes, Mrs. Fornari – Yes, Mr. Pierce – Yes, Mayor Rumsey – Yes, Dr. Lippencott – Abstained, Mrs. McDonough – Yes.

MEMORIALIZING RESOLUTIONS: None

COMPLETENESS: None

HEARINGS: None

BILLS:

Mayor Rumsey made the motion to approve payment of the following bill, seconded by Mr. Pierce.

Dolan and Dolan – General	\$3665.75
Dolan and Dolan – Cutler/Gilbert	\$ 367.50

Roll Call: Mayor Rumsey – Yes, Mr. Pierce – Yes, Ms. Kavanagh – Yes, Dr. Lippencott – Yes, Mrs. McDonough – Yes, Mrs. Fornari – Yes.

OLD/NEW BUSINESS:

Short Term Rental Ordinance

Zoning Officer Dixon provided information to Mr. Haggerty which he feels should be included in the Short-Term Rental/AIR BNB Ordinance. He advised that his role in the process would be licensing, not enforcement. Enforcement of any complaints would fall on the Clerk or the State Police.

Mr. Haggerty advised that he would circulate a red-lined copy for review to the Township Committee and attorney Bernstein.

Zoning Board Recommendation regarding setback lines

Zoning Officer Dixon questioned whether the zoning map would be changed or if the current code would be changed. He advised that when reviewing an application, he mostly looks at the setback lines. If the property is already improved, there is a pre-existing use and an addition or modification can be approved without the need for a variance, if it stays within the same setback area. On a lake front lot, the 100 ft setback from hydrologic sensitive land will always prevail. His suggestion would be to reduce the 100ft setback to 50ft or 25ft.

Discussion continued regarding the front/rear definition of lakefront properties as the lake side is considered the front yard. Mr. Dixon suggested reviewing the non-conforming, pre-existing use section of the ordinance to possibly tweak to allow residents to do more without the requirement of board approval.

Mr. Haggerty advised that he would prepare a memo regarding the Board's discussion outlining some options to consider.

CORRESPONDENCE:

Budget Report

The CFO provided a Budget status report for 2026. The proposed Budget for 2027 will be reviewed and voted on in October.

LIAISONS:

Mayor Rumsey provided the Township Committee liaison report.

The committee met on August 18, 2026. Unfortunately, Zoom had to be shut down because they were inundated with numerous individuals who could not be muted. They were shouting out inappropriate statements. After continued interruption, the decision was made to shut down the Zoom portion of the meeting.

Mayor Rumsey met with the Town's Insurance Carrier. Cyber security classes will be held. If interested, contact the Clerk, Valerie Ingles, who can sign you up.

She attended a Commissioners Mayor Meeting on Saturday, August 15th. The Commission is requesting support during their September 9th meeting. SCUMA is planning on opening a new water treatment plant. They are requesting millions of dollars from county residents.

The DPW received a resignation from an employee who is moving on to a better opportunity. Applications for a new worker are being accepted.

Two grants were applied for from NJ DOT for Hampton Road and Possum Hill Road. South Shore Terrace in Paulinskill Lake will soon be tarred and chipped.

OPEN TO THE PUBLIC: The meeting was opened to the public at 7:58pm.

Gina Harwood, President of Plymouth Lake Association spoke regarding the issues they have experienced with an association member who continuously (100% of the time) rents his home out as an AIR BNB. The tenants overpopulate the home, party, leave trash and use the lake even though they are prohibited from doing so. She requested that the Board consider the challenges they have experienced when creating the AIR BNB Ordinance. Absentee landlords need to be held accountable for their tenants.

Richard Kelskey spoke in support of Mayor Rumsey in her decision to shut down Zoom during the August 18th meeting as the participants were disruptive and inappropriate. Additionally, he

requested that the Board take into consideration all that was discussed during tonight's meeting in drafting the AIR BNB Ordinance. The Ordinance needs to protect the residents, the Town and be written to regulate the behavior of any property owner who operates a business while only paying taxes on personal property.

John Latos questioned the future of the township issuing licenses to property owners if an association does not allow Air BNBs. Mr. Haggerty suggested that it should be incumbent upon the town to advise applicants that these regulations do not supersede the regulations of a lake or community association.

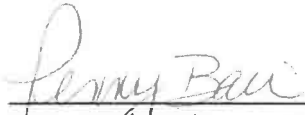
The meeting was closed to the public at 8:30pm.

EXECUTIVE SESSION: None

ADJOURNMENT:

With there being no further business, a motion was made to adjourn the meeting with all in favor at 8:37pm.

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Penny Bair", is written over a horizontal line.

Penny Bair/Board Secretary
August 19, 2026