STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
May 18, 2026 @ 7:00 pm

A regular meeting of the Stillwater Township Zoning Board of Adjustment was held at the above date and time. The meeting was called to order by in accordance with the Open Public Meetings Act. The flag was saluted, and roll call taken:

MEMBERS PRESENT:

Mr. Lippencott, Mrs. Draghi, Mrs. Mountford, Mr. Wykoff, Mr. Bessler

MEMBERS ABSENT: Mr. Kochenthal, Mr. van der Haeghen, Mr. Doolittle

ALSO PRESENT: William Haggerty, Esq., Lisa Chammings, Liaison

SWEARING IN OF BOARD MEMBERS: None

MINUTES:

Mrs. Draghi made a motion to approve the April 2026 minutes, seconded by Mrs. Mountford.

Roll Call: Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mr. Wykoff – Abstained, Mr. Bessler – Yes.

RESOLUTIONS: None

COMPLETENESS: None

HEARINGS: None

OPEN TO THE PUBLIC: The hearing was opened to the public at 7:08pm. There being no public comment, the hearing was closed.

BILLS:

Mr. Wykoff made a motion to approve payment of the bills below, seconded by Mrs. Mountford.

VanCleef Engineering – Manser 307/8	$ 645.00
Urban – Escrow Refund	$2393.50
Morrison - 1102/25 – Escrow Refund	$ 5.00
Miserendino - 2301/1 - Escrow Refund	$1719.50
DeSanto - 3804/5.03 – Escrow Refund	$ 331.75
Rome - 306/5 – Escrow Refund	$ 650.00
Reimer - 2501/27 – Escrow Refund	$4705.50

Roll Call: Mr. Wykoff – Yes, Mrs. Mountford – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mr. Bessler - Yes.

CORRESPONDENCE: None

OLD/NEW BUSSINESS: Mrs. Mountford brought up a prior discussion with the Zoning Officer and asked if the Board can allow him some leeway in making determinations in certain circumstances (i.e., propane tanks, generators). Mr. Haggerty will reach out to Mr. Dixon to obtain suggestions from the Zoning Department.

Mrs. Draghi addressed the Data Center that was recently denied in Andover. Her concerns include Stillwater possibly being a potential target. Mr. Haggerty advised that it is unlikely as it would require significant electricity to operate.

COMMITTEE LIAISON REPORT: The Committee Liaison report was provided to the Board by Lisa Chammings.

The Township Committee met on May 5th. The budget was approved.
Taxes will increase to approximately $63.00 per $200,000.00 of an assessed home, Stillwater School will increase to approximately $150.00 per $200,000.00, the County is increasing to approximately $35.00 per $200,000.00 and Kittatinny will decrease to approximately $34.00 per $200,000.00.

The Tax Assessor, Penny Holenstein will retire as of June 30, 2026. A candidate was interviewed and offered the position. Nick Sugar resigned from the DPW. A new hire started on May 18th. Electrical Subcode, Andrew Simonson is retiring and moving to New Hampshire.

The contiguous land sale was held on May 13th. Sixty-four properties were listed and seventeen of them were sold.

The tax bill envelope will include a flyer from the Historical Society requesting donations for repair of the Grist Mill on Main Street.

Phase 4 and 5 of the Mt. Benevolence paving will begin on Tuesday, May 27th.

The township accepted a hazardous discharge remediation grant in the amount of $96,525.00 for additional testing and investigation on the property located at 992 Fairview Lake Road.

The Sussex County Trails Grant application was submitted by the deadline of May 15th looking for approximately $18,000.00 to remediate the trails at Veterans Park.

Habitat for Humanity will be doing a presentation during the May 19, 2026 Township Committee meeting.

OPEN TO THE PUBLIC: The hearing was opened to the public at 7:26pm. There being no public comment, the hearing was closed.

EXECUTIVE SESSION: None

ADJOURNMENT: With there being no further business, at 7:27pm a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

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Penny Bair, Board Secretary
May 18, 2026