



**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
July 27, 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 and in accordance with the Open Public Meetings Act. The flag was saluted and roll call was taken.

MEMBERS PRESENT:

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

MEMBERS ABSENT: Mr. van der Haeghen, Mr. Wykoff, 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 July 2026 minutes, seconded by Mr. Bessler.

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

RESOLUTIONS: Nugent, 940 Emmons Lane, Block 3602, Lot 13

Mr. Kochenthal made a motion to memorialize the above Resolution, seconded by Mr. Bessler.

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

COMPLETENESS:

HEARINGS:

BILLS:

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

Van Cleef Engineering – Kenefick, 2101/6	\$1,152.00
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Roll Call: Mrs. Draghi - Yes, Mr. Kochenthal - Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Bessler – Yes.

OLD/NEW BUSSINESS: Mr. Haggerty prepared a draft Ordinance excluding propane tanks and generators from the definition section of accessory structures. The topic was discussed by the Board Members. Mr. Haggerty requested any revisions or suggestions be emailed to him. Thereafter, he will present the Ordinance to the Township Committee.

CORRESPONDENCE:

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

The Township Committee met one time since the last Zoning Board Meeting. There was a second reading of an ordinance regarding a gas franchise. Elizabethtown Gas is looking to enter Stillwater beginning near the Paulinskill Lake area.

Ordinance #10 was read to supplement our code to include data centers as a non-permitted use.

A second reading was done regarding an Ordinance for more money to replace fuel tanks for the DPW. An additional ordinance was read regarding the purchase of tools for the DPW mechanic. Prior mechanics had their own tools and took them when they left the position.

The grace period for the August tax payment has been extended to August 24th.

Two part-time employees were hired for the recycling center, one full-time employee and two part-time employees were hired for the DPW and one part-time employee was hired as a receptionist at town hall.

A tax certificate was redeemed for property located on Route 619. The Recycling tonnage grant was accepted. Grant applications to pave Hampton Road and Possum Hill Road have been submitted. There was a lien redemption on a property on Maple Trail. Discussion was held to change the dumpster at Veterans Park to a bear proof one. Speakers for the microphones in the meeting room have been ordered.

Topics discussed in executive session included a letter from a resident, short term rentals, a non-binding referendum, a policy and procedure question about land use boards and utilization of sick time.

Dave Manser advised of a September 10th meeting at KRSH about possible consolidation discussions with local schools.

October 3rd will be Clean Up Day.

Ms. Chamblings thanked TA Mountford Company for all their years of service to Stillwater Township.

OPEN TO THE PUBLIC: The hearing was opened to the public at 7:39pm.

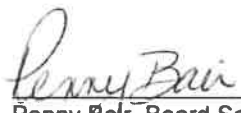
Lisa Chamblings spoke regarding the subject of condensers not being allowed in front yards and feels there should be some exceptions depending on the size of the property and location of the home in proximity to the property line.

With there being no further public comment, the hearing was closed at 7:43pm.

EXECUTIVE SESSION: None

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

Respectfully submitted,


Penny Blair, Board Secretary
July 27, 2026