TOWNSHIP OF STILLWATER
TOWNSHIP COMMITTEE
OCTOBER 6, 2026
MEETING MINUTES

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor V. Rumsey at 6:01 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
ABSENT: None
Also Present: Attorney Eric Bernstein, Esq. and Township Clerk V. Ingles

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Committeeman G. Scott, seconded by Committeewoman D. Delaney, with all present members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:02 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 the meeting.
2. The general nature of the subject matter to be discussed is as follows: Litigation/Potential Litigation, Attorney-Client, Contract and Personnel
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 Committeewoman L. Chammings, to end Executive Session, and go back into Regular Session at 7:06 P.M.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor Rumsey; yes. Motion carried forward 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 Executive Session, and are present to recommence this open session, along with the Township Attorney and the Township Clerk. The CPWM and one member of the DPW were present for a portion of Executive Session. There was a discussion with/regarding the CPWM and a DPW member; direction was given to the Clerk, the Township Attorney, and the DPW liaisons. There was a discussion regarding an ongoing personnel/litigation matter; action may be taken at a future meeting. There was a discussion regarding ongoing litigation with affordable housing; no formal action at this time. An additional item will be placed on the next agenda under Executive Session.

Mayor V. Rumsey read the Zoom Participant Announcement.

"For those joining us remotely through Zoom, all participants have been muted to help maintain an orderly meeting.

If you wish to speak during the public comment portion of the meeting, please use the "Raise Hand" feature in Zoom. The Chair will recognize speakers in accordance with the Township's public comment procedures.

Once you are recognized, the meeting host will ask you to unmute yourself. Please wait until you are recognized and prompted to unmute before speaking.

When you have finished your comments, you will be muted again.

Thank you for your cooperation and for joining us this evening."

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

COMMITTEE REPORTS:

Committeeman Dave Manser:

Committeeman D. Manser stated that he didn't make it to the October Recreation Commission meeting. He did attend the September 24th meeting, but most of the things that were discussed at that meeting have already happened. The Board of Education had a meeting on September 28th where they interviewed two candidates to fill in a vacancy. They selected Caitlyn Hammerly, whose term will expire on December 31, 2027; then she can run to be elected to the school board

again. They are currently doing their week of respect, which is an anti-bullying program. They also discussed the bond, proposals, their questions, and their statements.

The recycling center is doing well; a lot of residents seem to take their trash and recycle there instead of paying for a private service, which is great.

Deputy Mayor Dawn Delaney:

Deputy Mayor D. Delaney stated that it was a short meeting for the Planning Board; they had their regular order of business and short-term rentals discussion. H. Montford provided a plan for the board for moving forward with Stillwater Township short-term rentals, which was very helpful. The Recreation Commission meeting was very productive. They had their regular order of business. Cleanup day was over the weekend and had 9 groups participate. They have another Senior Game Night planned on November 1st thanks to Gina Richardson. The groups will be finished using the fields as of the second week in November. She noted that both playgrounds will need more mulch added either in the fall or the spring after the winter. Committeeman G. Scott stated that he will check with the DPW to make sure they have that on the schedule. Rec is also hosting a Halloween decorating contest and a craft vendor fair on November 14th at the Community Center.

Committeewoman Lisa Chammings:

Committeewoman L. Chammings reported that there was a nor'easter over the past weekend in the area. There were a couple of trees down, but they did well. The Zoning Board had an application heard for a pole barn on Stillwater Road; the variance was granted.

Committeeman George Scott:

Committeeman G. Scott stated that the fireman's parade was on Saturday. The Stillwater Township Chief's vehicle took 1st place. DPW is doing what they can do with the patching and the mowing. They won't have to mow for much longer.

Mayor Vera Rumsey:

Mayor V. Rumsey noted that she attended the flu clinic at the Community Center. CERT was there to help. September 4th, she attended a meeting with Congressman Tom Kean Jr and good conversations were had. The microphones in the meeting room have been returned due to a lot of feedback from them, and a new system is on the agenda for approval. Mayor V. Rumsey, Deputy Mayor D. Delaney, and the Clerk attended the quarterly police meeting at Fredon Township. The State Police and Sheriff's Department couldn't make it, but the Mayors and Clerks were able to network on current issues happening in their municipalities. On September 13th and 27th, the town historian led very interesting Historical presentations at the Community Center. There are new bear-proof dumpsters at Veteran's Park. She was on numerous calls with JCP&L about the storms over the past weekend, but she feels Stillwater Township did very well, as there were a

lot of towns that had significant flooding. She attended the County Fireman's Parade and is very proud of Stillwater Township. She will be attending the Sussex County Economic Development Symposium.

AMENDMENTS TO AGENDA:

Addition of Resolution 2026-158
Discussion on Microphones & the Staff Holiday Party

OPEN PUBLIC SESSION (Agenda items only - 5 min time limit):
Opened to the Public.

Township Resident R. Kelski noted his concerns regarding the school board special election. He urged taxpayers to vote no at this time and re-evaluate after continuing to monitor. He discussed the underestimated budgets from the past few years.

Township Resident C. Castner noted his concerns regarding the school board special election. He volunteered to be on the referendum committee. When he spoke to the Superintendent about his role, he was asked what his position was on the referendum. He's concerned that by asking questions, he may be viewed as opposing the referendum and not just as someone who wants accurate information and wants to help. He stated that there are community-funded project grants that are federal money that does not come out of the taxpayers' pocket. He has spoken with our congressmen, and they are willing to support this. There is no guarantee that the State is going to go through with their $1.2 million commitment. He stated that he has been going to the Board of Education, but they are not being heard there.

Public Session closed.

OLD BUSINESS: None.

NEW BUSINESS:

RESOLUTIONS

RESOLUTION 2026-151 MAYOR & COMMITTEE'S ACCEPTANCE OF THE RESIGNATION OF GINA RICHARDSON AS A MEMBER OF THE RECREATION COMMISSION

Mayor V. Rumsey stated that G. Richardson would still be the event coordinator for the Community Center. Deputy Mayor D. Delaney said she has been a tremendous help to the Recreation Commission and will remain an active participant; she just doesn't have time to

attend all meetings. Committeeman G. Scott asked that a thank-you letter be sent to Mrs. Richardson.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to adopt Resolution 2026-151.

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

RESOLUTION 2026-152 RESOLUTION AMENDING THE STILLWATER TOWNSHIP EMPLOYEE HANDBOOK POLICIES AND PROCEDURES MANUAL TO ADD A ZOOM REMOTE PUBLIC MEETING POLICY

Committeewoman L. Chammings noted that this is a policy for the employees and those that run Zoom.

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, to adopt Resolution 2026-152.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor 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:** September 15, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE**

1. State of NJ, Department of Agriculture: Gypsy Moth Egg Mass Survey Results
2. Suburban Consulting Engineers: Fairview Lake Lowering Notice October 5, 2026
3. Hardwick Township Land Use Board: Master Plan Reexamination Report Notice of Public Hearing
4. STILLWATER TOWNSHIP BOARD OF EDUCATION RESOLUTION- RESOLUTION OF THE BOARD OF EDUCATION OF THE TOWNSHIP OF STILLWATER IN THE COUNTY OF SUSSEX, NEW JERSEY AUTHORIZING THE SUBMISSION OF TWO BOND PROPOSAL QUESTIONS TOGETHER WITH AN EXPLANATORY STATEMENT TO THE SCHOOL DISTRICT VOTERS AT A SPECIAL SCHOOL DISTRICT ELECTION TO BE HELD ON DECEMBER 8, 2026

*__RESOLUTIONS:__

RESOLUTION 2026-153	RESOLUTION AUTHORIZING REFUND ON BLOCK 1605 LOT 6 QFARM FOR 909 SPROUT HILL ROAD AND OWNED BY THE NJDEP IN THE AMOUNT OF $87.92
RESOLUTION 2026-154	RESOLUTION AUTHORIZING A REFUND FOR PROPERTY THAT WAS APPROVED AND QUALIFIED ON 1/1/2026 FOR FARMLAND ASSESSMENT ON OLD SCHOOLHOUSE ROAD AND OWNED BY DAVID MATTES
RESOLUTION 2026-155	RESOLUTION AUTHORIZING REFUND ON BLOCK AND LOTS THAT HAVE BEEN COMBINED WITH THE MOTHER LOT AND ARE NOW EXEMPT PROPERTY UNDER THE NATURE CONSERVANCY FOR THE AMOUNT OF $355.42
RESOLUTION 2026-156	RESOLUTION AUTHORIZING SOLICITOR'S PERMIT APPLICATION FOR KAYLA BICSKEI OF TRINITY SOLAR

APPROVAL OF THE CONSENT AGENDA

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman L. Chammings to adopt the Consent Agenda.

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

DISCUSSION ITEMS:

1. Historical Society Request: $6,000 for the Shaffer Grist Mill

The Committee discussed that the Open Space Funds may be used to aid in repairs to the Shaffer Grist Mill. There may be stipulations and conditional requirements with the state, as it is a state-owned building. Treasurer Rob Jacoby from the Historical Society stated that they did receive the $32,000 grant from the NJ Historic Trust and have a written commitment from the NJDEP, which owns the mill, for $6,000. If the Township contributes $6,000, the whole amount would be covered to be able to develop the blueprints to replace the timbers and window lintels. He stated that the money wouldn't be going to the State, it would be going to the Historical Society who would then be spending the money on the Grist Mill. Township Attorney E. Bernstein asked if a copy of the agreements be sent to the clerk and then to the attorney.

2. Tree Ordinance- L. Chammings

Committeewoman L. Chammings stated that the tree Ordinance came up because of the number of trees that have been coming down and taking down power/utility lines & poles with them or blocking the road, and weren't trees that were in the road right-of-way; they're on private property. Ordinance that she would like the Township to consider adopting involves private property trees, outside of the township right-of-way, being maintained by the homeowners. She stated that the issue is enforcement of this, though: how to make someone responsible for maintaining their trees. Especially in areas where there are always problems. There is nothing right now.

Township Resident D. Voris noted that when a tree falls from a neighbor's property onto your property, the damage is on the homeowner, not the neighbor. Unless they were notified prior to that that the tree is dead, it's going to fall and cause damage, etc. He stated that the best way to do that would be through a certified letter through the township.

Township Resident C. Castner noted that there are times that healthy trees do come down with the strong wind shears that we've been getting. When that one singular tree comes down, it creates an opening in that canopy. Once that opening is there in the canopy, the wind comes over the canopy and down in between the trees, pushing on neighboring trees. Every storm thereafter has canopy creep. He stated that would be his only concern with the Ordinance, that they're not always dead or dying trees that come down.

Mayor V. Rumsey asked to make sure that it's on the website that if a tree is down, to call 9-1-1 and they will alert the appropriate people.

3. Habitat for Humanity- L. Chammings

Committeewoman L. Chammings noted that the list that the Committee had was the Township-owned properties that are considered buildable lots. The list has been given to the Zoning Officer to review and see which properties would be suitable for a single-family home that can be donated to Habitat for Humanity. The Committee can move forward with that once they hear back from the Zoning Officer's recommendations.

4. Land Use Board

Mayor V. Rumsey stated that this is a topic that some people are very upset about and a lot of residents are very happy about. Stillwater is the only town other than Sparta to still have a Planning Board and a Zoning Board. She said that she's speaking on behalf of the residents to save them time and money. She stated that residents would only need to attend one meeting per month. It would be 9 members with 2 or 4 alternates. She stated it would help the residents who get very frustrated. She suggested that the applications could be reviewed prior to the meetings. She explained that she would like the Township Attorney to draft an Ordinance for everyone to review at the next meeting. Committeewoman L. Chammings stated that she disagreed. Mayor

V. Rumsey stated that several residents have approached her and asked her why Stillwater doesn't have a land use board.

A MOTION was made by Committeeman G. Scott and seconded by Mayor V. Rumsey to draft an Ordinance for a Land Use Board.

Deputy Mayor D. Delaney stated that she would like to hear from the two boards and see some more support before paying the attorney to draft an Ordinance.

Committeeman D. Manser stated that he would like to hear from the Boards before approving the Ordinance to be drafted. He appreciated the people on both boards and thought it was phenomenal that both boards are full of volunteers. He thinks some other towns probably consolidated into a Land Use Board because they didn't have the volunteers.

Mayor V. Rumsey stated that she'd like to have the Ordinance drafted to see what it could be.

Committeewoman L. Chammings noted that in all her years serving on the Planning Board and now the Zoning Board liaison, she hasn't had someone show up with a site plan who was told that they were at the wrong board. The current Zoning Officer and previous Zoning Officer did a great job of instructing people where they need to go. Even if there was a Land Use Board, applicants would need to go to a meeting to have their site plan approved, then a meeting for their variances. She doesn't see all that being able to be accomplished in one meeting.

Committeeman G. Scott and Mayor V. Rumsey withdrew their previous motion until after hearing from the boards.

5. Microphones

Mayor V. Rumsey stated that they have money available in the budget to purchase the new microphones. The CFO has certified that the funds are there. Mr. Delaney will install them once they are received.

A MOTION was made by Committeewoman L. Chammings and seconded by Committeeman D. Manser to purchase the microphones.

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

6. Staff Holiday Party- Friday, December 18, 2026, at 12 noon

Mayor V. Rumsey stated that the staff would like to have their holiday party on Friday, December 18th at noon at the Community Center. She cannot attend as she has an appointment. The Municipal Office will be closing at noon on December 18th, 2026.

OPEN PUBLIC SESSION (any subject – 5-minute limit):
This portion of the meeting was opened to the public.

Township Resident and Zoning Board member H. Mountford stated that she wanted to discuss the Land Use Board. The Zoning Officer does an excellent job telling applicants which board they need to go to. If the boards were combined, they wouldn't have as much time to discuss issues with residents. She also stated that residents would still need to attend two meetings if they have a site plan that needs to be approved. She cannot speak on behalf of the Planning Board, but the Zoning Board is not for it. Planning Board members also take precedence over being on the Land Use Board, so there could very well be hardly any members on the Land Use Board with zoning experience. Both boards are full of members, so she doesn't see why they would want to turn away people who want to volunteer. The other towns may have gone to a Land Use Board because they didn't have enough volunteers on the individual boards, so they had to combine. That's not the case here in Stillwater.

Township Resident and Planning Board member D. Voris stated that he wanted to discuss the Land Use Board. He stated that he thought that was put to rest. It was brought up previously and turned down. If there's something that already works, then why change it? He also asked what's going on with the flags on Main Street.

Committeewoman L. Chammings stated that the Township will hopefully be participating in the Hometown Hero banners in 2027. She stated that they had not received approval from the utility companies yet to be able to put the brackets and flags on the poles.

Township Resident L. Sylvestor stated that P. Tighe works with Bright Speed and said that they can put the flags on the poles. He would help install them with help from the Fire Department. He stated that the Township Committee needs to establish the criteria for the Hometown Hero banners and that he stopped pursuing approval on the poles when the criteria still hadn't been established. Committeewoman L. Chammings stated that there are more utilities that own the poles along the routes than just Bright Speed and that it's illegal to hang anything on them without permission. D. Voris offered to help Committeewoman L. Chammings identify the utility poles to hand the banners and seek permission to hang them.

Township Resident S. Schwartz stated that Potters Road is breaking down on the sides. He said the road was done in 2025 but is already falling apart. Committeeman G. Scott stated that he would speak with the CPWM at the DPW, that Potters Road is done every 6 years with oil and stone.

H. Mountford asked if Mayor V. Rumsey could relay the concerns that she's being told by residents so that the Boards could remedy them.

There being no further public comment, the meeting was closed to the public.

Public Session Closed.

ATTORNEY'S REPORT:

Township Attorney E. Bernstein stated he gave his report during Executive Session.

BILLS LIST #16: **$3,276,720.78**

RESOLUTION 2026-157 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 October 6, 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 2026-157, funds permitting.

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

RESOLUTION 2026-158

MAYOR'S APPOINTMENT OF BLAKE STERLING AS A JUNIOR MEMBER OF THE STILLWATER AREA VOLUNTEER FIRE DEPARTMENT WITH COMMITTEE CONCURRENCE

THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Stillwater do hereby concur with the Mayor's appointment of Blake Sterling as a Junior member of the Stillwater Area Volunteer Fire Department.

BE IT FURTHER RESOLVED that this appointment was made at a meeting of the Township Committee on Tuesday, October 6, 2026.

A MOTION was made by Committeewoman D. Delaney and seconded by Committeeman D. Manser to adopt Resolution 2026-158.

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

ADJOURNMENT

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney, with all members in favor, to adjourn the meeting at 8:50 PM.

Respectfully submitted,

Valerie Ingles, RMC
Township Clerk