STILLWATER TOWNSHIP
Planning Board Meeting Minutes
May 20, 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
Mrs. Puccio
Deputy Mayor Delaney
Mr. Voris
Dr. Lippencott
Mrs. McDonough
Mrs. Fornari

Members Absent: None

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:

Mayor Rumsey made the motion to approve the April 2026 Minutes, seconded by Ms. Kavanagh.

Roll Call: Mayor Rumsey – Yes, Ms. Kavanagh – Yes, Mr. Pierce – Yes, Deputy Mayor Delaney – Yes, Mrs. Puccio – Abstained, Mr. Voris – Yes, Dr. Lippencott - Abstained, Mrs. McDonough – Yes, Mrs. Fornari.

MEMORIALIZING RESOLUTIONS: None

COMPLETENESS: None

HEARINGS: None

BILLS:

Mrs. McDonough made the motion to approve payment of the following bill (escrow release), seconded by Mrs. Fornari.

Escrow Refund - Carson, Block 3807/1, 3903/13.01 $123.25

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

OLD/NEW BUSINESS:

Air BNB Ordinance was tabled for this meeting.

Proposed Cannabis Ordinance – Mr. Haggerty provided an overview of the role of the Planning Board regarding a proposed Ordinance. He advised that the Board has 45 days to submit a

recommendation to the Township Committee and provide a consistency review in connection to the Township's Master Plan.

Dr. Lippencott raised concerns as to the 45-day timeline. He requested an extension of time from the Township Committee so the Board Members can have more time to review and provide a proper recommendation.

OPEN TO THE PUBLIC: The meeting was opened to the public at 7:29pm.

David Fischer spoke to voice concerns that the proposed ordinance does not regulate the size of the crop and stated he does not want a cannabis business run in Stillwater.

Richard Kelskey asked why the ordinance felt rushed. He suggested the Planning Board listen to the recording of the last Township Committee hearing. He opines there are various holes and inadequacies in the drafted ordinance and feels the Planning Board needs to do much more investigation into the subject before providing a recommendation.

Elaine Makarevich advised that she only recently became aware of the proposed ordinance and requested information as to how the subject was introduced and by whom. She feels the ordinance is being specifically tailored to one specific person/business. She agreed with Mr. Kelskey that the introduction of the ordinance feels too rushed.

TJ Norcia from Grow Works advised that he has been in operation under the Right to Farm Act for the past 6 ½ years. He is licensed by the Department of Agriculture and is assessed farmland. A new law came into effect which could allow him to expand his existing business into another market. Whether or not the ordinance is passed, he will continue operating his business. If passed, the ordinance will not change his operations but will allow future revenue to be paid to Stillwater in the form of annual fees and proceed taxes.

Lou Sylvester spoke to advise that he is opposed to the proposed ordinance. He feels the ordinance could open the Township up to liability and agrees that it is very poorly written. It is also his opinion that the ordinance is being custom written for one specific business.

Mr. Dave Mattis spoke as the owner of the property to invite anyone with questions to come to visit his property to see the operation. He stated that he is open to suggestions and ideas.

Hulda Fischer shared her opinion that the ordinance is not consistent with the Master Plan. She advised that she asked the Township Committee to make cultivation and manufacturing non-permitted uses. Additional concerns include environmental preservation, ground water protection, wetlands and site disturbance. The proposed ordinance limited the cannabis licensing operations to residential properties. She is of the opinion that the ordinance is too broad and could potentially open the Township up to future liability.

The meeting was closed to the public at 7:55pm.

Dr. Lippencott recommended a motion to for the Board to vote not in favor of the ordinance as drafted along with a request for additional time to review and propose amendments, seconded by Mr. Voris.

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

CORRESPONDENCE: None.

LIAISONS:

Mayor Rumsey provided the Township Committee liaison report.

The Township held a contiguous land sale on May 13th. Sixty-four properties were listed and seventeen of them were sold for approximately $18,000.00.

The Tax Assessor, Penny Holenstein will retire as of June 30, 2026 and will be replaced by Scott Holzhauer.

Mayor Rumsey and Deputy Maor Delaney attended the Mayor's meeting with the County Commissioner. Discussions were held regarding recent contentious meetings within the County along with the possibility of discontinuing Zoom and/or muting attendees who are not physically present.

Habitat for Humanity did a presentation at the Committee meeting inquiring about hosting a project in our area.

Stillwater Day will be held on June 6th and the 250th County Celebration will be held on June 7th.

A Celebration of Life for Jerry Leatham will be held on Saturday, May 23rd at 2:00pm at the Stillwater Fire House.

Mr. Lou Sylvester will be hosting a Memorial Day Service at Veterans Park on Monday, May 25th at 10:00am.

EXCUTIVE SESSION: None

PUBLIC COMMENT: Mr. Pierce opened the hearing to the public at 8:09pm. Mr. Lou Sylvester thanked the Board for their time and consideration. Mr. Kelskey reiterated that everyone who spoke besides the applicant is clearly against the proposed cannabis ordinance. If the ordinance is passed, the Township is opening itself up to future variance applications requesting the same relief. The meeting was closed to the public at 8:12pm.

ADJOURNMENT:

With there being no further business, a motion was made to adjourn the meeting with all in favor at 8:12pm.

Respectfully Submitted:

_____

Penny Bair/Board Secretary
May 20, 2026